

CITY OF RENO

Planning Commission

September 5, 2012

Staff Report

Agenda #

V1-6

Ward #

2

CASE No.: LDC13-00013 (South Meadows Phase III PUD Amendment)

APPLICANT: City of Reno

REQUEST: This is a request for a zoning text amendment to the South Meadows Phase III PUD (Planned Unit Development) to modify the location of the Fire Station and the terms of Attachment 1 Fire Protection.

LOCATION: The ±669 acre site is located in the area bounded by US 395 and Double R Boulevard to the west, Damonte Ranch Parkway to the south, and the Damonte Ranch and Bella Vista Ranch PUDs to the east in the PUD zone. The site has a Master Plan land use designation of Special Planning Area.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to recommend that City Council approve the amendment to the Design Guidelines, subject to Condition A as written below.

RECOMMENDED CONDITIONS OF APPROVAL:

- A. Approval of the amendment to South Meadows Phase III Design Guidelines is subject to the modifications to the Handbook as noted in Exhibit A, the addition of Condition No. 1 attached to this report and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and electronic versions for review within two (2) months of the date of City Council approval; and certified by the City Council within four (4) months of the date of City Council approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.

BACKGROUND:

In 1992, the South Meadows Planned Unit Development (PUD) was approved by the City Council. Several revisions to the PUD and its design guidelines have been approved over the years through the process of noticed public meetings.

On June 13, 1995, the city and the developer entered into an agreement for the developer to construct a fire station. The agreement established a developer contribution of land and fund for station construction financed by homebuilder contributions.

In May 1999, the city gave written notice to the developer not to proceed with its obligation under the agreement to design, permit and construct the fire station. At that time, the reason given was the final decision on size and location of a new South Meadows station had not been made.

On February 4, 2000, Phase III of the South Meadows PUD reiterates the Fire Station construction through Fire Protection conditions called Attachment 1, Fire Protection. Attachment 1 reads as follows:

1. With the approval of the first residential project on the site, the developer will set aside, at no cost to the City, a one acre fire station site in a location approved by the City ("Fire Station Site"). At the developer's expense, the site will be provided with all necessary utilities and infrastructure to property line. This contribution shall exempt the entire South Meadows Office and Industrial PUD from the fees provided below.
2. The developer will create an escrow account at a financial institution approved by the City for the construction of the South Meadows fire station. All principal and interest it generates will be earmarked exclusively for the design and construction of the fire station and its site-related and capital equipment needs (one pumper truck to City specification). Any draw down of the escrow account, or disbursement of funds will be subject to City approval.
3. For South Meadows III residential units, with the recordation of a final map for each residential subdivision, or in case of multi-family projects prior to issuance of buildings permits, the developer shall contribute, One Hundred Seventy-Five Dollars (\$175) per dwelling unit for a total amount not to exceed \$750,000 towards construction of the fire station. Verification that funds have been deposited shall be provided to the City.
4. The developer of South Meadows III will construct the fire station pursuant to City approval of timing, design, and pay for capital equipment needs and thereafter dedicate same to the City. The fire station will be similar to size and design to the Mira Loma station.
5. Station construction will commence not later than the point in time when a certificate of occupancy has been issued for the 2000th residential unit in South Meadows III.

The existing South Meadows PUD fire station location is APN163-200-04 which is a one acre site located on South Meadows Parkway. Since then, there has been fire discussion and proposals, but final resolution or decisions had not occurred.

As a result of fire service deconsolidation discussions and the loss of Station 14 by the South Meadows WalMart, in 2011, a Standard of Coverage (SOC) study for fire protection was completed for the City. The SOC study recommends a southeast fire station (new fire station 12) to improve response times and service coverage in the southeast region of the City (SOC, 2011, 138). Currently a temporary fire station is being leased in the southeast area as of the end of June 2012. The City is in immediate need of a permanent fire station in this area.

Recently, the City has been negotiating with the owners/developers in the southeast portion of the City to determine a location and funding mechanism of the new fire station 12. According to a memorandum dated August 21, 2012 from the Fire Chief, the City is in the process of negotiating a site in Damonte Ranch at the corner of Steamboat Parkway and Veteran's Parkway. PUD amendments to South Meadows and Bella Vista will assist in implementing the construction of a new fire station.

The PUD text amendment allows the City to either construct a fire station at the planned South Meadows PUD location or provide fire protection coverage at an alternative site in the southeast area. If the alternative fire station site is implemented, use of collected fire fees will be used to construct a new Fire Station 12. The fees will be transferred into an escrow account and held until a time when the PUD is certified. The existing one acre parcel for the planned fire station contemplated in the South Meadows PUD will be conveyed to the City to ensure the construction of Fire Station 12 occurs. An agreement (Confession of Judgment) between the developer and the City will have to be executed prior to certification of the PUD handbook (Condition A).

This amendment modifies the exiting Attachment 1 (Fire Protection Conditions). The new conditions will address the new Fire Station 12 alternative, to be located within the Damonte Ranch PUD. The changes are located on pages 1, 8, and A-14 of the attached sections of the handbook.

ANALYSIS:

Key Issues:

Fire Protection Service in the Southeast portion of the City of Reno

Public Safety: See attached memorandum dated August 21, 2012. By amending the South Meadows PUD, the City moves closer to a new Fire Station 12 location at the corner of Steamboat Parkway and Veteran's Parkway. The existing South Meadows PUD fire station location is limited in size (one acre) and building size (6,000 square feet proposed). A fire station this small only serves a limited geographical area and

therefore is inadequate to serve the greater Southeast area stated in the SOC 2011 report.

Policies: The City Policy Plan F-1 states “The City should utilize station distribution, interlocal agreements, and private fire protection measures to ensure all residents and properties are provided with suitable fire protection in accordance with the standards set forth in the Master Plan.” The changes associated with deconsolidation of fire services and recommendations of the SOC study to have a southeast fire station (new fire station 12) to improve response times and service coverage in the southeast region of the City (SOC, 2011, 138) supports this Master Plan policy.

Policy Plan F-2 states “The City should strive for a four minute response time to 75% of the City, and not exceed a six minute response time for any area of the City without mitigation.” Mitigation for limited areas outside the six minute response range is through building/fire plan checking using currently adopted International Building and Fire Code mitigation measures (Fire Coverage Map).

Neighborhood Advisory Board: This project will be reviewed by the Ward 2-South Neighborhood Advisory Board on September 10th, 2012.

AREA DESCRIPTION			
	Land Use	Master Plan Designation	Zoning
North	Vacant, Multifamily, Sewer Plant	Mixed Residential, Special Planning Area, Unincorporated Transition	MF14, PF, UT40, Washoe County
South	Multifamily, Open Space, U.S. 395	Special Planning Area	PUD, PF, MF21
East	Single Family, Multifamily and Open Space	Special Planning Area	SF6, PUD, PF, MF21, MF14
West	Single Family Residential, Mixed Industrial, Commercial, Office, U.S. 395	Special Planning Area	PUD, MU/SVTC

NRS278A Findings

In accordance with NRS Sections 278A.410, .500 and .510 must be addressed when acting on an amendment to a PUD. The applicant has provided responses to 278A.410 and 500 which adequately address these findings.

LEGAL REQUIREMENTS:

NRS 278A.410	Planned Developments
NRS 278A.500	Planned Developments
RMC 18.06.403	Planned Unit Development Review

FINDINGS:

PUD Planned Unit Development: Findings of fact required for approval of a PUD (Planned Unit Development): The Planning Commission and City Council must make the findings that the project is consistent with NRS 278A.410 2(a), (b) and (c), 278A.500 1-7, and 278A.510. These findings are listed below:

NRS 278A.410 - Modification of plan by city or county. All provisions of the plan authorized to be enforced by the city or county may be modified, removed or released by the city or county, except grants or easements relating to the service or equipment of a public utility unless expressly consented to by the public utility, subject to the following conditions:

2. No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:

- (a) Is consistent with the efficient development and preservation of the entire planned unit development;

The text amendment allows the centralizing of a southeast fire station (Station 12) is support by the SOC 2011 report as an efficient method to provide fire protection coverage in the southeast area.

- (b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and,

The text amendment to allow the centralization of a southeast fire station (Station 12) will not adversely affect the enjoyment of land located in the PUD or the public interest.

- (c) Is not granted solely to confer a private benefit upon any person.

The text amendment to allow the centralization of a southeast fire station (Station 12) is not proposed to confer a private benefit on any one person.

NRS 278A.500 Minute order: Findings of fact required. The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

The South Meadows PUD has two objectives. First, provide comprehensive design guidelines for all non-residential development and second comply with NRS 278A, Planned Developments, by providing a comprehensive plan for the area. The text amendment is consistent with the objectives of the PUD.

2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.

The changes associated with deconsolidation of fire services and recommendations of the SOC study to have a southeast fire station (new Station 12) to improve response times and service coverage in the southeast region of the City (SOC, 2011, 138). The text amendment to allow for the relocation of the planned fire station will further the public interest for fire protection to move forward in a more efficient and economical manner.

3. The ratio of residential to nonresidential use in the planned unit development.

The text amendment will not impact the current ratio of residential and non-residential use in the PUD.

4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

The text amendment will not impact the existing and/or planned common open space or maintenance of said uses.

5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over

vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

The text amendment does not change the existing design guidelines for non-residential uses.

6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.

The text amendment allows the centralizing of a southeast fire station (Station 12) is support by the SOC 2011 report as an efficient method to provide fire protection coverage in the southeast area.

7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

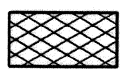
The PUD text amendment allows the City to use collected fire fees to be used to construct a new Fire Station 12. The fees will be transferred into an escrow account and held until a time when the PUD is executed. The existing one acre parcel for the planned fire station contemplated in the South Meadows PUD will be conveyed to the City to ensure the construction of Fire Station 12 occurs. An agreement (Confession of Judgment) between the developer and the City will have to be executed prior to certification of the PUD handbook as conditioned in A. The public interest is protected with these conditions.

NRS 278A.510 Minute order: Specification of time for filing application for final approval. Unless the time is specified in an agreement entered into pursuant to NRS 278.0201, if a plan is granted tentative approval, with or without conditions, the city or county shall set forth, in the minute action, the time within which an application for final approval of the plan must be filed or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed.

Staff: Fred Turnier, AICP, Community Development Director



LDC13-00013 South Meadows Phase III PUD Amendment



Subject Site



City Limits



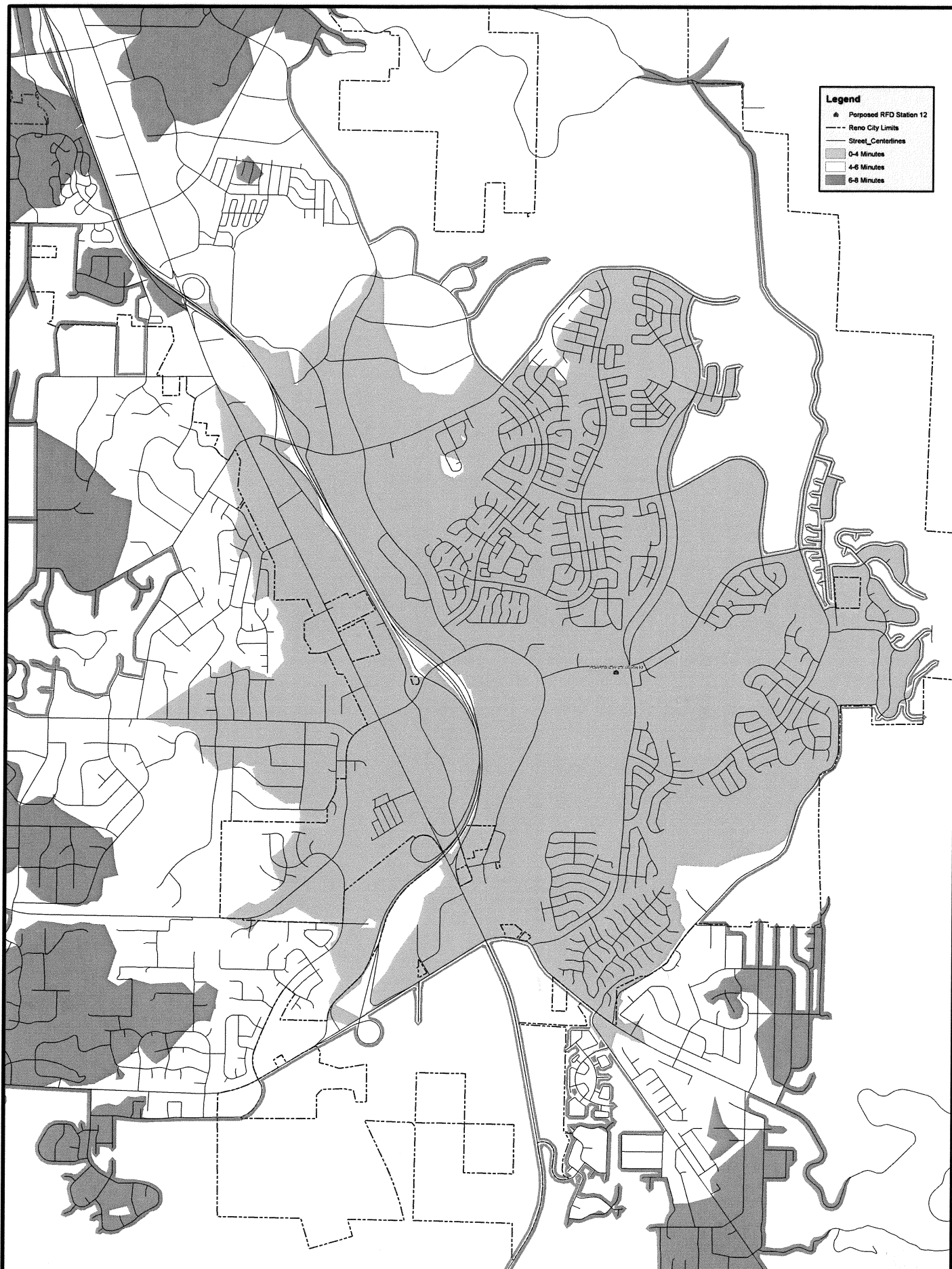
0 470 940 1,880 2,820 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: August, 2012



Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



Legend

- ▲ Proposed RFD Station 12
- - - Reno City Limits
- Street_Centerlines
- 0-4 Minutes
- 4-6 Minutes
- 6-8 Minutes

0 2,000 4,000

Feet

**4, 6, AND 8 MINUTE DRIVETIMES FOR
PROPOSED PERMANENT RFD STATION 12**

Communications and Technology Department Division of Geographic Information Systems

Map date: June 5, 2012
CONTACT INFORMATION:
 Address: 1 E. 1st St (5th Floor)
 City Hall, Reno, NV 89501
 Email: gisadmin@reno.gov
 Website: <http://maps.cityofreno.net>

Design Guidelines

South Meadows Planned Unit Development Phase III

September 1995

First Revision -December 1996

Second Revision -January 1999

Third Revision -October 1999

Fourth Revision -March 2003

Fifth Revision -May 2003

Sixth Revision -August 2003

Seventh Revision -February 2004

Eighth Revision -April 2004

Ninth Revision -October 2004

Tenth Revision -April 2008

Eleventh Revision -May 2008

Twelfth Revision - May 2009

Thirteenth Revision – April 2010

Fourteenth Revision – 2012

Prepared for:

City of Reno

When Recorded Return to:
The City of Reno
Community Development Department
P.O. Box 1900
Reno, NV 89505

**NOTICE OF DESIGN GUIDELINES FOR SOUTH MEADOWS
PLANNED UNIT DEVELOPMENT, PHASE III
(FOURTEENTH REVISION, 2012)**

Notice is hereby given that the Planned Unit Development Guidelines for the South Meadows Business Center Phase III, entitled "Design Guidelines for South Meadows Planned Unit Development, Phase III", June 2009 have been revised, effective 2012. A copy of the revised guidelines is attached hereto and incorporated herein.

The revision supersedes and terminates the applicability of all previous revisions to the Guidelines. The June 2009 version was the last version that was recorded in the office of the Washoe County Recorder on September 21, 2009 as document No. 3803719.

DATED this ____ day of _____, 2012,

SOUTH MEADOWS PROPERTIES LIMITED
PARTNERSHIP, a Nevada limited partnership

By: South Meadows Management, LLC.
A Nevada limited liability company, General
Partner

By: Norman Properties, Inc., a California
Corporation, Manager

By: _____
VINCENT J. GRIFFITH,
Project Coordinator

State of Nevada

County of Washoe)ss.

On this ____ day of _____, 2012, personally appeared before me, a Notary Public, Vincent J. Griffith, Project Coordinator for South Meadows Properties, Inc., a Nevada Corporation, General Partner of South Meadows Properties Limited Partnership, a Nevada Limited Partnership personally known to me (or proved) to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed this instrument.

In witness whereof, I have hereunto set my hand and affixed my official stamp at my office in the Count of Washoe the day and year in this certificate first above written.

Signature of Notary Public (Seal)

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PROJECT OVERVIEW

South Meadows Planned Unit Development (PUD) Phase III is a 669± acre site purchased by South Meadows Properties Limited Partnership, a Nevada Limited Partnership, the of South Meadows PUD Phases I&II (Refer to Figures 1 and 2.) The three phases together include portions of the former Double Diamond, as well as the Flindt, Pecetti, and Dotta Ranches. The PUD is generally situated in the northwest corner of the 1800 ± acre Double Diamond Ranch. Approximately 669 acres are zoned PUD and covered by these Design Guidelines. The remaining 1,260 acres either have specific zoning (e.g., SFR-6, MF-21, PF) or are located within the Double Diamond Ranch Residential Community, which is also zoned PUD.

APPROVAL PROCESS

A master plan amendment, and zoning map amendment, for South Meadows were approved by the Reno Planning Commission on December 7, 1994 and by the Reno City Council on January 10, 1995. (The approved zoning is shown in Figure 3.) The Council's action was subject to conformance review and approval by the Regional Planning Commission. The project was reviewed and approved by the Regional Planning Commission for conformance with the Regional Plan and as a project of regional significance on February 8, 1995.

The first amendment modified the previously approved land use designations in several areas. The zoning on several parcels was also modified to be consistent with the approved land use designations. These amendments were approved by the Reno City Council on January 9, 1996. The changes to the Design Guidelines, which were approved as part of this amendment, were combined with the changes made as part of the second amendment described in the next paragraph.

The second amendment again modified certain provisions of the Design Guidelines and added Planning Unit "O" to the PUD. The purpose of Planning Unit "O" is to create a planning unit with a specific architectural character which allows an architectural style that provides a transition between the commercial areas to the west, which are predominately Mediterranean in character, and the residential developments to the east. These amendments were approved by the Planning Commission on September 4, 1996 and the Reno City Council on September 24, 1996.

The third amendment added Planning Unit "P" to the PUD and modified certain provisions of the Design Guidelines to reflect this addition. Planning Unit "P" encompasses 36 acres at the northeast corner of South Virginia Street and Damonte Ranch Parkway. This area is designated for future commercial use. These amendments were approved by the Reno Planning Commission on November 4, 1998, and the Reno City Council on December 8, 1998.

The fourth amendment created Planning Units "Q", "R", and "S" and added more acreage to Planning Units "N" and "P". A total of 144 ± acres were added to the PUD with this amendment, which was approved by the Reno Planning Commission on September 1, 1999 and the Reno City Council on September 28, 1999. Planning Unit "P" was removed from the PUD with the adoption of the SVTC in 2007.

The fifth amendment included two modifications. First, the permitted uses on 19.5 acres located in Planning Unit J were changed. Multi-family residential (MF21) uses were added to the list of permitted uses on these 19.5 acres which are located at the southeast corner of Double Diamond Parkway and Double R Boulevard. The second modification changed the permitted uses in Planning Unit S to allow the addition of Community Commercial (CC) uses to the already permitted office and light industrial uses. These amendments were approved by the Reno Planning Commission on February 19, 2003 and the Reno City Council on March 26, 2003.

The sixth amendment created a planning unit overlay for in Planning Unit S. Sign requirements in Planning Unit S were modified to allow for additional allowances and restrictions along the freeway and within the planning unit. These amendments were approved by the Reno Planning Commission on April 2, 2003 and the Reno City Council on May 28, 2003.

The seventh amendment added three permitted uses to a portion of Planning Unit S, described on page E-22 as APN 160-030-34 & 160-030-36. The permitted uses are non-gaming hotels with interior access, 100 or fewer rooms and a maximum height of 55 feet; bowling alleys, and skating rinks. These amendments were approved by the Reno Planning Commission on July 17, 2003 and the Reno City Council on August 20, 2003.

The eighth amendment added a permitted use to a portion of Planning Unit R described on page E-23 as APN 160-793-02. The permitted use is self storage.

This amendment was denied by the Reno Planning Commission on December 2, 2003 and the Reno City Council overturned that decision on January 28, 2004.

The ninth amendment prohibits the installation of additional billboards in Phases I, II and III. This amendment was approved by the Reno Planning Commission on August 8, 2004 and the City Council on September 8, 2004. On December 8, 2004, the City Council certified the amendment to the South Meadows PUD.

The tenth amendment created a Planning Unit Overlay for medical facilities / day use only in Planning Unit J. Time restrictions for Churches were removed in all Planning Units allowing IC zoning. These amendments were approved by the Reno Planning Commission on February 20th, 2008 and the Reno City Council on March 26th, 2008.

The eleventh amendment is for a zoning text amendment to modify the development standards for portions of Planning Units K and L of the South Meadows Phase III PUD. The changes consist of: (1) allowing commercial and office uses in Planning Unit K; (2) allowing residential units (condominiums) in Planning Unit K; (3) increasing the site coverage from 30% in Planning Unit L and from 50% in Planning Unit K to 90%; (4) modifying setbacks in Planning Units K and L; (5) increasing building height from 55 feet to 360 feet for Planning Units K and L; (6) modifying the residential and non residential parking rates contained in the PUD; (7) modifications to the architectural standards; and (8) other changes necessary to effectuate changes 1-7. These changes will allow 140,000 square feet of office/retail/restaurant space; and 1,726 condominium units. This amendment affects + 11.63 acres of Planning Unit K and+ 4.58 acres of Planning Unit L. These amendments were approved by the Reno City Planning Commission on October 3rd, 2007 and the Reno City Council on November 28th, 2007. Appendix J contains all standards for Planning Unit K-1.

The twelfth amendment is a request for a zoning text amendment to the Planning Unit K-1 of the South Meadows Phase III PUD. The changes consist of (1) adding for lease independent/assisted living, respite care and memory care facilities for seniors to the list of allowed uses which will be located on the southern +/-6.42 acre portion of the site; (2) modify the setbacks adjacent to the lake as contained in appendices J and J-1 of the handbooks; (3) allow surface parking lots for the senior facility; (4) allow temporary surface lots on an interim basis throughout the rest of the project until full project build out; (5) allow the senior housing project to be approved subject to meeting the revised standards in this amendment in lieu of a tentative map; (6) allow a hotel within the project subject to meeting maximum building height limits and total traffic generation numbers contained in the original 2007 Traffic Report for this project; and (7) remove the 140,000 square feet of total office/retail space and the 15,000 single tenant maximums, subject to the entire project not exceeding the approved 2007 Traffic Report generation numbers. All conditions of approval and certification letters related to J-1 can be found in Appendix J.

The thirteenth amendment clarified and added medical uses that are accessory to the existing Renown Hospital use such as physicians offices, laboratories and helistops; allowed additional signage including monument/freestanding, building and directional signs for the hospital; allowed a 240 square foot, 26.5 foot tall, freestanding hospital project identification site to be placed 40± feet east of the U.S. 395 right-of-way; and increased the building height for a maximum of one building from 55 feet to 135 feet on the combined 33.86± acre Renown Hospital (6.87± acres of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II).

The fourteenth amendment addresses a new Fire Station 12 alternative location at the corner of Steamboat Parkway and Veteran's Parkway in the Damonte Ranch PUD. The existing South Meadows PUD fire station location is limited in size (one acre) and building size (6,000 square foot proposed). A fire station this small only serves a limited geographical area and therefore is inadequate to serve the greater Southeast area stated in the Standard Of Coverage 2011 report.

The requirements of NRS Chapter 278A have guided preparation of this handbook. The contents of this handbook are largely based on the requirements of Section 278A.470. Items not specifically discussed (e.g., assessments for the maintenance of common open space, liens for assessments) will be addressed in supplemental Conditions, Covenants, and Restrictions (CC&Rs) prepared by South Meadows Properties Limited Partnership. Except for Appendices J and J-1 the documents in the appendices are provided for ease of reference and are not a part of the Design Guidelines. Appendices J and J-1 contain all standards for Planning Unit K-1.

As is the case for all Planned Unit Developments (except for Planning Unit K-1 which will require tentative maps), once the final plan has been recorded, the PUD zoning will be effectuated, and no further public hearings will be necessary for the implementation of the project. Specific projects will be reviewed for consistency with the design guidelines and the CC&Rs. Only after South Meadows Properties Limited Partnership has approved a proposal will it go to the city staff. City staff will then review projects for consistency with the approved plan (includes both graphic and written material). In essence, the PUD ordinance for this project is a site-specific zoning district. Where this PUD is silent, the applicable Reno development regulations apply.

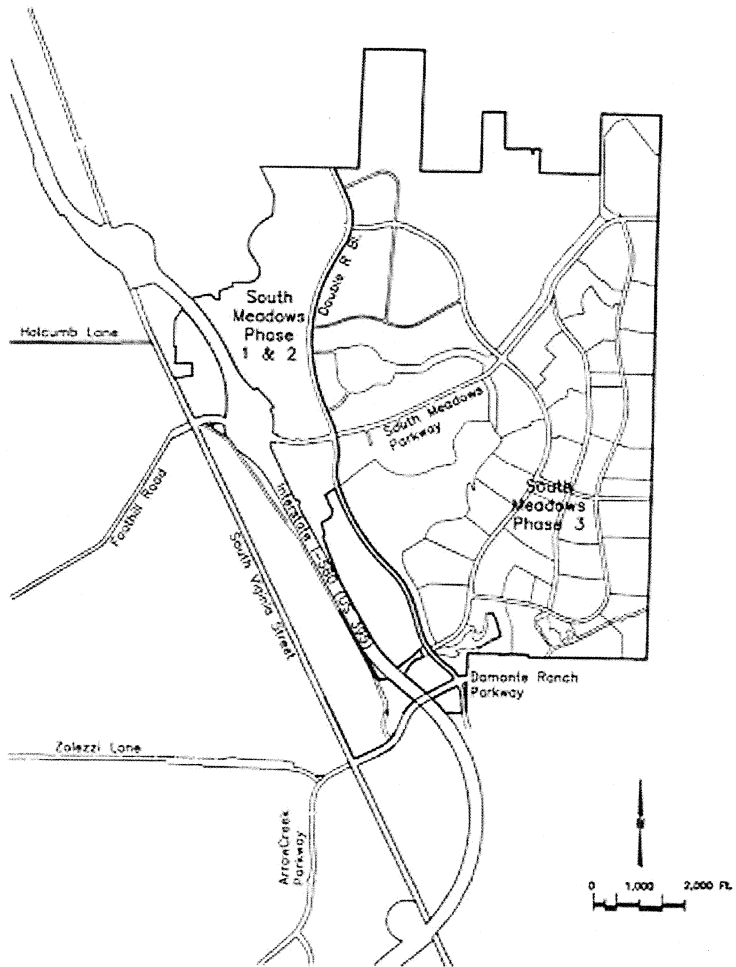


Figure 1
Vicinity Map

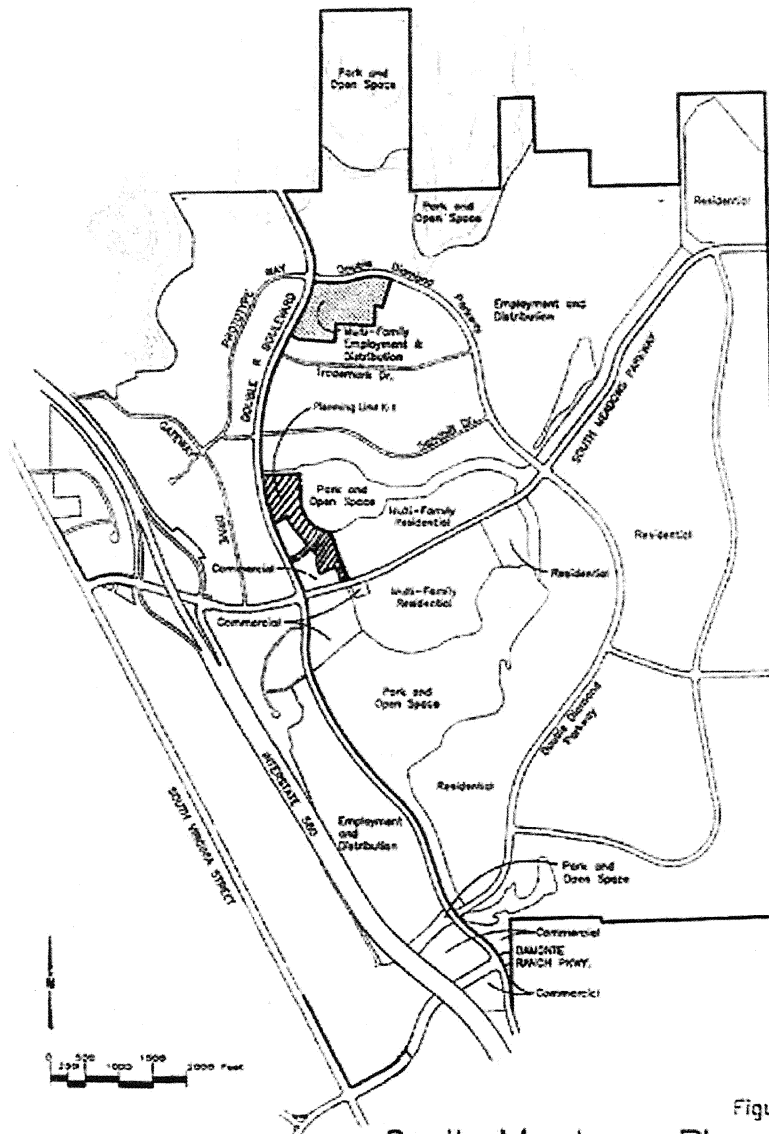
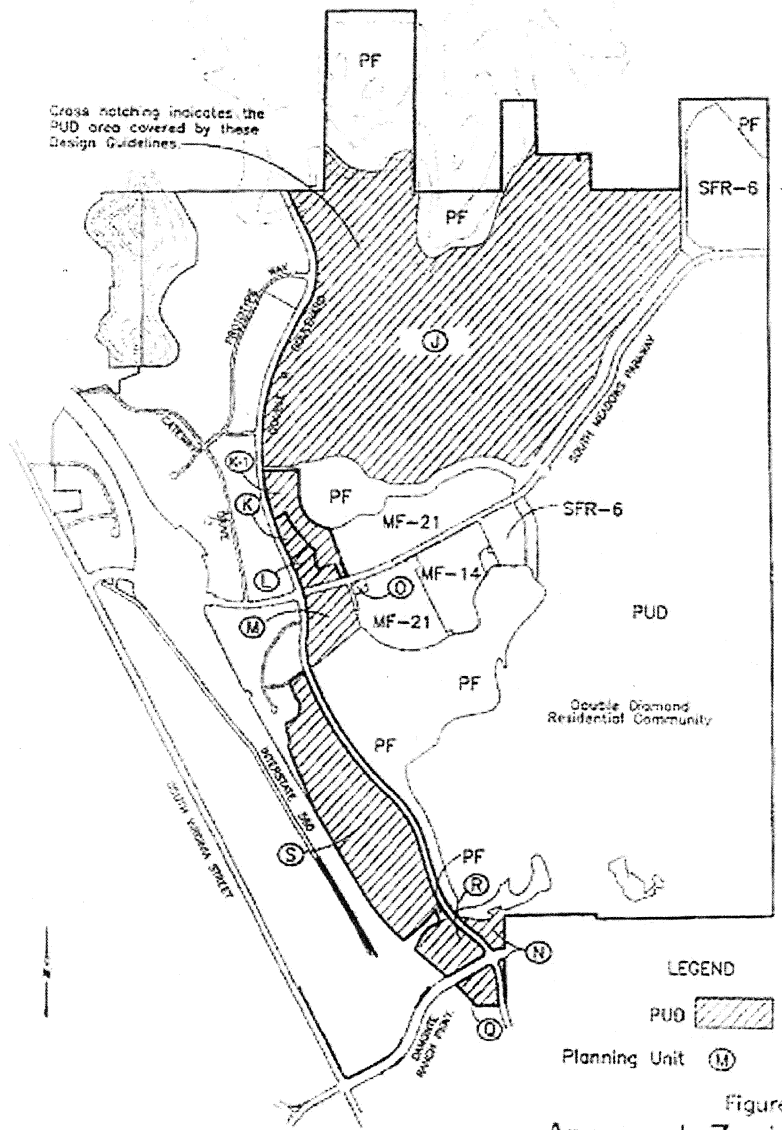


Figure 2
South Meadows, Phase III



PROJECT ISSUES

Wetlands

The U.S. Army Corps of Engineers performed two wetland delineations on the Double Diamond Ranch. The first delineation was conducted in 1988 and the second delineation was performed in 1991 and is valid until November 1996. In the northeast corner of the ranch, 310 acres may be subject to additional field verification by the Corps of Engineers.

Currently there are 143.42 acres of jurisdictional wetlands present within Phase III of South Meadows. Of this number, 4.62 acres are proposed for impacts. Mitigation to offset wetland losses is proposed which consists of creating wetlands at a 2:1 ratio (i.e., two acres of wetlands will be created for every acre of wetland impacted), totaling 9.24 acres of created wetlands. Wetland mitigation and construction will commence concurrently with impacts. Water rights necessary for natural and constructed wetlands will be reserved in perpetuity to wetlands.

A Wetland Mitigation Plan and Wetland Monitoring Plan (Mitigation Plan) will be provided that will monitor the existing wetlands and the created wetlands for a five-year annual monitoring period to be followed by an additional monitoring period once every three years for a six-year period, or per Federal Guidelines, or the 404 Permit. Additionally, portions of the natural wetland areas that may be affected by future development will be monitored to ensure their preservation. The Mitigation Plan will have specific habitat success criteria to ensure that existing and created wetlands are continuing to function within the watershed. The Mitigation Plan will include a contingency plan to determine effects from surrounding development so that if created and natural wetlands success goals are not achieved, contingency measures can be implemented to ensure success criteria and goals are met. The cost of the wetland construction, mitigation, monitoring, and maintenance will be financed by the South Meadows Properties Limited Partnership or a designated assignee, which may also be financially responsible for the maintenance and preservation of the open spaces throughout the project.

Seismic Activity

A 1983 map produced by the Nevada Bureau of Mines and Geology indicates that this site is within an area of "possible severe liquefaction potential".

Liquefaction is the propensity of soil particles to flow (as a liquid) under conditions of seismic activity. For this to occur, certain soil characteristics must be present. Generally, the subsurface soil must have a large granular component for a liquefaction potential to exist.

Harding Lawson Associates and Ferrari and Associates (geotechnical and structural engineers, respectively) conducted an analysis of the potential for earthquake damage on the site. The Harding Lawson report concluded that the earthquake damage potential was essentially no different on this site than anywhere else in the Truckee Meadows. No special construction techniques can be generically recommended to mitigate the variable earthquake damage potential, but site-specific investigations shall be made with appropriate geotechnical and structural recommendations for each individual project.

Sanitary Sewer Service

Currently sewer service is provided to the South Meadows Planned Unit Development by connection to the South Truckee Meadows Wastewater Treatment Plant via the county interceptor in Double R Boulevard. Expansion of the project can also be accommodated in the county sewer plant.

A city sewer interceptor exists in Longley Lane just north of South Meadows. An extension from that interceptor would provide a connection to the Reno-Sparks Joint Sewer Treatment Plant. In the future, as sewer capacity is allocated between these two treatment plants, either plant could serve the project or service may be divided between the two.

Water Service

The Washoe County Utility Division provides water service to the non-residential portions of South Meadows. The potential exists for a significant reduction of potable water use by the application of treated sewer effluent or untreated surface water for landscape irrigation. Treated effluent from the South Truckee Meadows Wastewater Treatment Plant will be available for irrigation purposes. The Washoe County Utility Division processed a special use permit (Case No. 66-92/File 28) to use non-potable water in South Meadows. The permit was approved by the Reno Planning Commission on February 21, 1996.

Storm Drainage

Phase III consists of drainage/irrigation channels as well as a deep narrow engineered channel that will be filled and exchanged for a wider and shallower, contoured channel. The shallow channels will fit the topography of the land while still containing the 100-year flood. Flood flows reach the site through three major box culverts that collect sheet flow west of the freeway and South Virginia Street and concentrate the flows at specific points. The South Meadows master drainage system will connect to these box culverts and transport the flood flows safely through the site. The flood flows that reach the site come from Whites and Thomas Creeks. The master channel system will reexamine property now mapped in FEMA Zones A and B, which is approximately 45 percent of the site. Nimbus Engineers has calculated flows entering the site as 2,550 cfs north and 2,650 cfs south of South Meadows Parkway.

Individual sites will be graded to drain to a flood control channel or to a storm drain system connected to a channel. A collector drainage system capable of handling the 5-year storm will be provided in the backbone streets to serve each site. The city of Reno requires that peak runoff from the 5-year storm leaving the site (under the developed condition) not exceed current 5-year levels. Control and treatment of 5-year, on-site runoff will be accomplished through detention ponds and other appropriate drainage facilities constructed as needed for individual sites. Overland drainage will be provided for storms exceeding the 5- year storm.

Noise

Between **1987** and **1989** the airline fleet mix serving the Reno-Cannon International Airport incorporated a higher percentage of aircraft with improved, quieter jet engines. This fleet improvement, combined with modified approach and departure procedures, resulted in a contraction of the 65 Ldn noise contour so that South Meadows Phase III is entirely outside of this noise zone. (Refer to Figure 4.)

Boron Contamination

The question has been raised about possible boron contamination of the soil or water courses as part of the development of this site. Boron, a useful chemical in the manufacture of glass and other products, is toxic to plant life. It is a naturally occurring chemical element which is often present in the soil and water within areas affected by geothermal activity. Boron has been demonstrated to be present in the groundwater underlying areas adjacent to the South Meadows project site.

In 1991, the Cardinal Point Company, a local groundwater analysis firm, conducted a groundwater sampling program in South Meadows. The tests revealed that boron is present in concentrations of less than one part per million. There are presently no state or federal standards for boron contamination. However, in the opinion of the testing company, based on the most reliable scientific evidence available, this level of boron poses no threat to plant or animal life and the groundwater is suitable for irrigation purposes.

The February 28, 1995 conditions of approval require that a boron management plan be submitted prior to issuance of a building permit, special use permit, or approval of a final map (Condition #48). In response to this condition, the information presented in Appendix F was prepared.

Parks, Open Space and Trails

The conditions of approval for South Meadows Phase III (specifically, Conditions 53 and 54) required that an open space program be prepared. In response to the conditions, a Parks, Open Space, and Trails Program was prepared. (Refer to Appendix G.) It was approved by the Community Development Department and the Recreation and Parks Commission in May 1995. The first revision to the Open Space Program was reviewed and approved in December 1996.

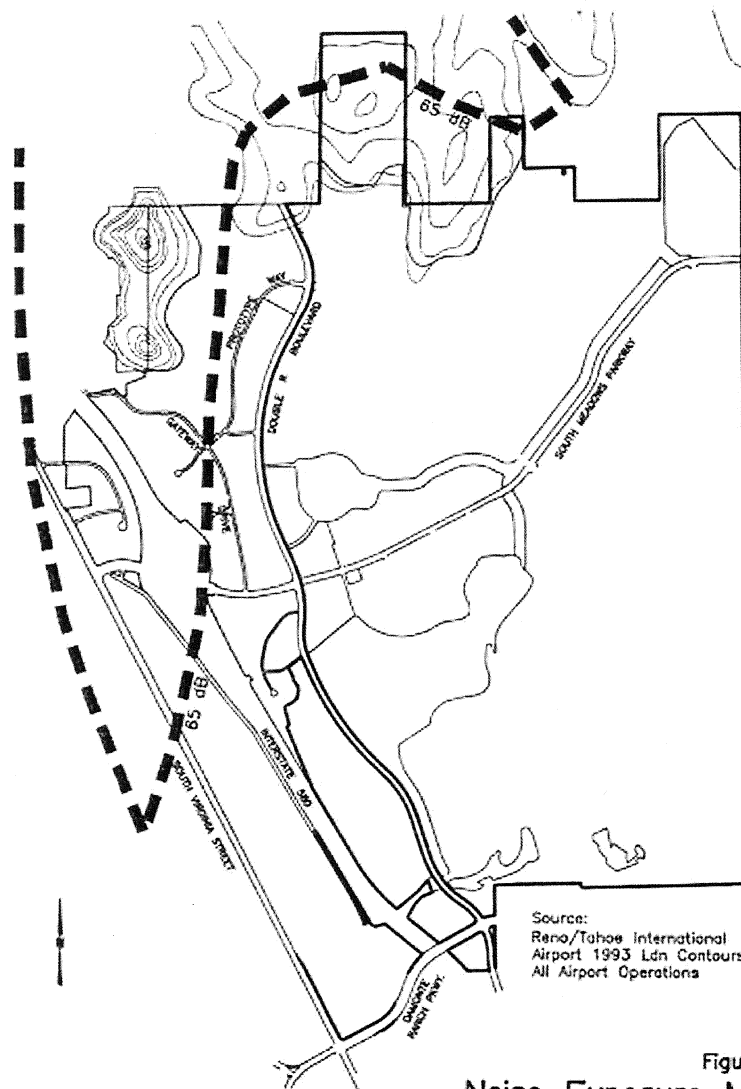


Figure 4
Noise Exposure Map

DESIGN GUIDELINES

PURPOSE

These Design Guidelines set forth land uses and development standards for the non-residential portions of South Meadows, Phase III. These Design Guidelines also apply to the 19.5-acre multi-family site at the southeast corner of Double Diamond Parkway and Double R Boulevard. As is the case with Phases I and II, this large property is particularly well suited for long-range comprehensive planning, which will aid in the protection of the environment, while at the same time facilitating the development of an aesthetically-pleasing planned development that will enhance the community's overall image and value.

As mentioned above, these Guidelines apply to the non-residential portions of South Meadows, Phase III and to the 19.5 acres that were amended from nonresidential use to a combination of residential and non-residential uses. The other multi-family and single-family neighborhoods are generally not covered by these Guidelines. Instead, these areas will be reviewed by the city staff for compatibility with the overall development plan through the approval of tentative maps for the single family neighborhoods and special use permits for the multifamily neighborhoods. Since the 19.5-acre area mentioned previously is covered by these Design Guidelines, a special use permit is not required. Even though the residential areas are not covered by these guidelines, it is understood that some guidelines will still be applicable (e.g., treatment of wetland areas, standards and purposes for pedestrian trails, landscaping, roadway design).

The purpose of these Design Guidelines is primarily twofold. The first objective is to provide a comprehensive description of the specific guidelines for development within South Meadows, Phase III. The Design Guidelines (hereinafter sometimes referred to as the "the Guide") will be used by the Master Developer (refers to South Meadows Properties Limited Partnership or its successor) and government agencies to review each individual Parcel Developer's proposal for conformance with the overall design objectives. The second objective is to conform to the requirements of NRS 278A, which governs Planned Developments. NRS 278A.010 through 278A.590, as revised in 1991, outline specific requirements that must be addressed in either the graphic or the written material accompanying the tentative plan for a Planned Unit Development. Most of those requirements have been addressed either in this Guide or in other sections of this application package. Certain topics, such as assessments for maintenance of common open space and lien authority, will be addressed in detail in the supplemental Conditions, Covenants, and Restrictions (CC&Rs) that will be prepared and recorded by the Master Developer. The Conditions of Approval, Appendix A attached hereto, are an integral part of these design guidelines and standards.

SITE PLANNING STANDARDS

Building Square Footage

Overall building square footage to be determined when wetlands delineation are complete. When this information is complete, it will be appended to these design standards. Total square footage for the combined 33.86± acre Renown hospital site (6.87± acres of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II) is limited to 917,201 gross square feet with a maximum of 663,146 square feet of gross hospital/medical office space (see Exhibit A, Conceptual Site Plan and Exhibit B, Renown South Meadows Campus Master Plan Summary on pages 22 and 23).

Site Coverage

Site coverage shall, on the average, not exceed 30 percent in commercial and office areas, 40 percent in multi-family areas, and 50 percent in industrial areas. Site coverage is defined as the building-ground contact area divided by the total gross lot area. Site coverage can be increased by 5 percent on parcels that receive off-site credit for landscaping adjacent to wetlands. This landscape credit may be used on site, as determined by the Master Developer; however, the use of such credit shall be limited as stated in the landscape section. The Master Developer shall maintain a list of all landscape credits (i.e., amount and location), which shall be updated and submitted to the Community Development Department with each building permit application.

Building Height

Except as allowed on the 6.87± acre Renown Hospital Parcel in Planning Unit S and in Planning Unit K-1 (See Appendix J and J-1) no building shall exceed 55 feet, except for the business hotel, which may have a maximum height of 75 feet. In terms of the Renown Hospital parcel, the maximum overall building height on the combined 33.86± acre site (6.87± of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II) is 135 feet for one building (future nursing tower). All other buildings on the site shall not exceed 55 feet in height. Height is measured from the average street curb elevation of the proposed building parcel to the top of the occupied floor. As stated in the section entitled Permitted and Prohibited Uses, no gaming, as defined in Chapter 18.24.203 of the City of Reno Annexation and Land Development Code, will be allowed within the project. The building height profile shall be harmonious with all existing approved adjacent buildings.

Setbacks

At a minimum, building setbacks shall be those established by Chapter 18, Zoning Ordinance, which apply to the district in which that use would normally be allowed. (Refer to Appendix B.) Supplemental CC&Rs prepared by South Meadows Properties Limited Partnership may establish additional setback criteria and will not allow zero lot line setbacks, except on parcels L, M & N.

On the 19.5-acre multi-family site located in Planning Unit J, garages will be placed on the side or rear property line. When a garage is constructed on the property line, it will serve as a substitute for the wall and will be architecturally integrated into the wall on either side. The garages will be spaced relatively evenly along the south and east property lines and, in locations where there is no garage, a solid wall will be constructed and landscaping will be installed. Additionally, the buildings along the south and east property lines will be setback from the property line a minimum distance of 70 feet.

Grading

Street Grading and Drainage - Public roads shall be dedicated to the City of Reno and shall be designed to conform to City of Reno standards, including those for right-of-way width, lane width, structural section, cross fall, curb and gutter, curve radius, tangent length, allowable grade, grade breaks, vertical curves and bike paths. A roadway drainage system capable of handling the 5 year storm, per City of Reno standards, shall be provided in all public roads.

Parcel Grading and Drainage - Parcels shall be graded in accordance with the City of Reno standards and the Uniform Building Code. Minimum grade on plane-graded areas (paved or unpaved) and unpaved swales shall be 1 percent. Minimum grade on paved swales shall be 0.4 percent. Buildings within FEMA Flood Zone B (500-year flood) shall have the finished grade of the basement floor or the bottom of the lowest floor beam elevated to at least 2 feet above highest adjacent undisturbed ground. Parking areas shall be graded to drain away from buildings. Fire and emergency access shall be provided as required by the City of Reno.

Roof drains shall discharge to erosion-resistant pervious (non-paved) surfaces where possible. If on-site storm water detention is required, parking areas may be used provided that the maximum water depth does not exceed 9 inches in automobile parking areas or 24 inches in truck parking areas. Stormwater drainage will comply with city, county, state, and federal standards that are in effect at time of application for each building permit.

STREET, PARKING LOT, AND SIDEWALK STANDARDS

Streets

- The right-of-way for Double R Boulevard shall provide for an ultimate three, 12-foot wide travel lanes in each direction. The required right-of-way width will be 100 feet. (Refer to Figure 5.) An 8-foot wide meandering walk will be included in the 15-foot landscaped easement. No on-street parking will be permitted. Traffic volumes may not warrant six travel lanes. In that case, an alternative street section showing four travel lanes is depicted in Figure 6.
- The right-of-way for South Meadows Parkway shall provide for three, 12-foot wide travel lanes in each direction. The right-of-way will be 100 feet. (Refer to Figure 7.) An 8-foot wide meandering path will be included in the 15-foot landscaped easement. No on-street parking will be permitted. Traffic volumes may not warrant six travel lanes. In that case, an alternative street section showing four travel lanes is depicted in Figure 8.
- Collector streets shall have a right-of-way of 42 feet, which includes two 14-foot wide travel lanes and a center turn lane. (Refer to Figure 9.) A 13-foot wide landscape easement is shown on both sides of the street. If parcels along the collector street are connected to the internal pathway system, a 5-foot wide meandering walk will be constructed on one side of the street. If parcels along the collector street are not connected to the internal pathway system, an 8-foot wide meandering walk/bike path shall be constructed on one side of the street within the 13-foot wide landscape easement. No on-street parking will be permitted.
- A system of local streets will be developed as needed. The exact location has not been determined and will depend on the configuration of future parcels. Local streets will have a right-of-way of 31 feet, with two, 14-foot travel lanes. (Refer to Figure 10.) No on-street parking will be allowed. A sidewalk will either be located on one side or the parcel will be connected to the internal pathway system.

- The intersection configuration at Double R Boulevard and South Meadows Parkway, and Double R Boulevard and Prototype Drive/Retirement Community Access Road are shown on Figures 11 through 13, per Conditions of approval 8 through 14.
- Streets will be graded to a 1 percent minimum for drainage. Since the site is flat, it is not anticipated that street grades will exceed 3 to 4 percent. Cross drainage will be provided on all streets with curb and gutter directing water to the storm drains or swales.
- All non-conventional sidewalks (e.g., paths, bike paths) shall be located in a public use easement to provide public access to all parcels within the project. Maintenance of those paths shall be provided by either the Master Developer or individual Parcel Developer.
- The Master Developer or individual Parcel Developer shall have all plans relating to bicycle and pedestrian access approved by the City Traffic Engineer and the Community Development Department. Such facilities shall provide for continuity with other transportation facilities and should provide access to all project entrances.

Scale: 1" = 200'-0"



HMC
Architects
October 5, 2009

Exhibit A

Existing Buildings	Footprint SF	Total Building SF	# of Stories	Max Building Height
Existing D&T	23,110 SF	45,104 SF	2 Stories	Existing
Existing Nursing	59,225 SF	121,716 SF	3 Stories	Existing
Existing Medical Office Building	20,658 SF	61,974 SF	3 Stories	Existing
Total Existing Buildings	102,993 SF	228,794 SF		
Future Medical Office Buildings				
Future MOB 2	23,410 SF	93,640 SF	4 Stories	55 ft
Future MOB 3	16,086 SF	64,344 SF	4 Stories	55 ft
Future MOB 4	21,842 SF	87,368 SF	4 Stories	55 ft
Total Future MOB	61,338 SF	245,352 SF		
Future Nursing Tower Additions				
Future Nursing Tower Addition	23,625 SF	189,000 SF	8 Stories + Unoccupied Penthouse (see below)	120 ft to roof of highest occupied floor
Support Structures				
Existing Central Utility Plant	11,602 SF	11,602 SF	1 Story	Existing
Future Parking Structure	57,660 SF	230,640 SF	4 Stories	48 ft
Future Nursing Tower Penthouse	11,813 SF	11,813 SF	1 Story	15 ft
Total Support Structures	69,262 SF	254,055 SF		
Total Square Footages				
Total Bldg SF (w/o Support)	187,956 SF	663,146 SF		
Total Bldg SF (all Buildings)	257,218 SF	917,201 SF		
Total Lot Area	1,474,941.6 SF			
Lot Coverage (w/o Support)	187,956 SF / 1,474,941.6 SF = 12.8%			
Lot Coverage (all Buildings)	257,218 SF / 1,474,941.6 SF = 17.4%			

	Phases I & II	Phase III	Total SF
Hospital	355,820		0
Medical	213,686	93,640	307,326
Support	569,506	88,640	658,146
Total	1,139,012	182,280	1,321,292

Exhibit B

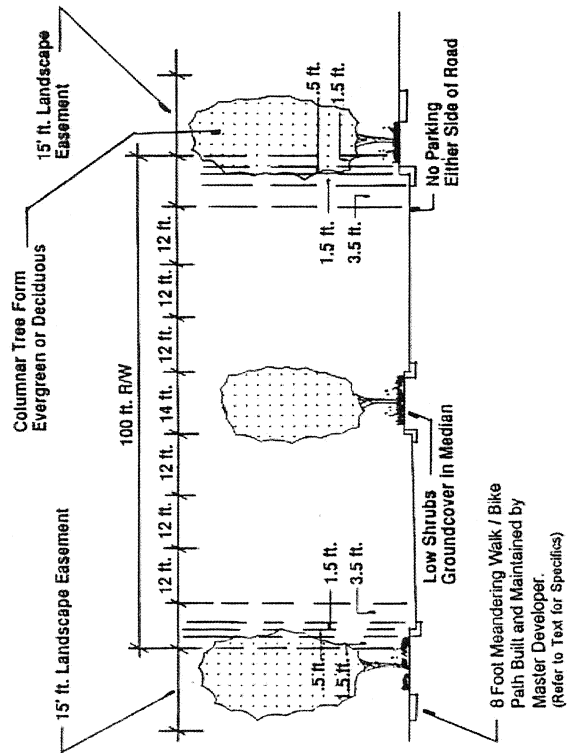


Figure 5
Double R Boulevard
 (Formerly known as Wilbur May Parkway)
 6 Lane Alternative

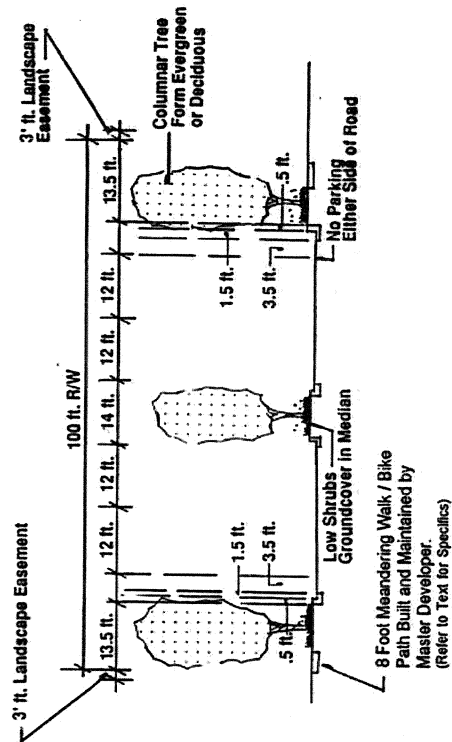
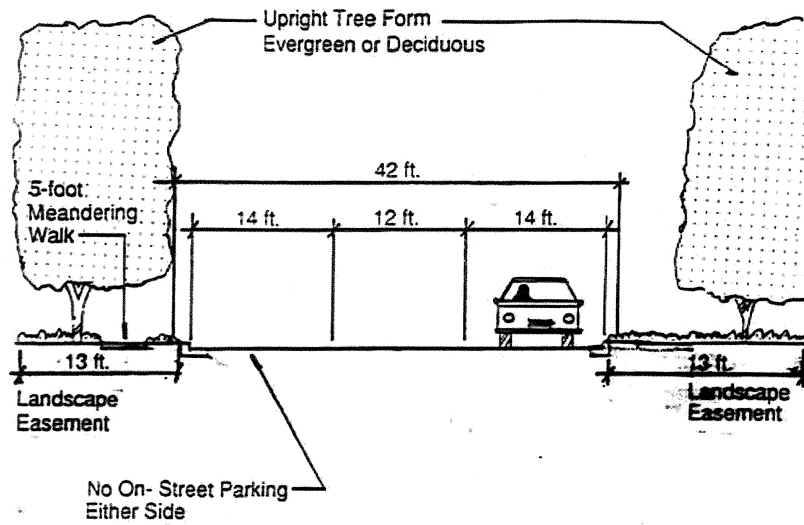


Figure 6
Double R Boulevard
 (Formerly known as Wilbur May Parkway)
 4 Lane Alternative







Note: If parcels are not connected to the internal pathway system, an 8-foot wide meandering walk/bike path shall be constructed on one side of the street within the 13-foot landscape easement.

Figure 9
Collector Street

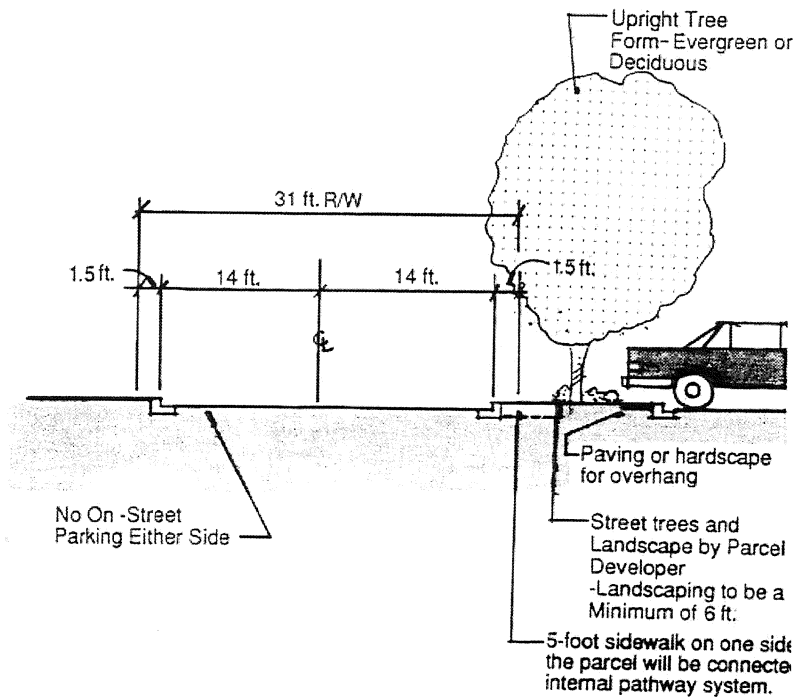


Figure 10
Local Street
within PUD Boundary

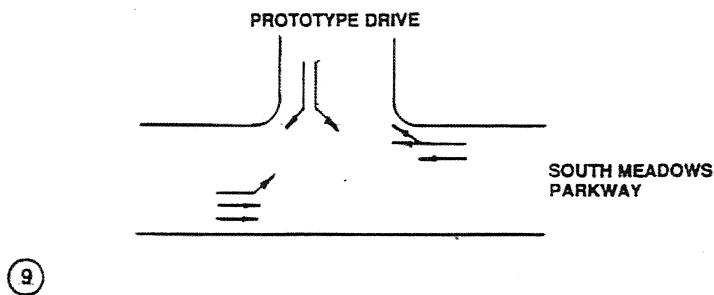
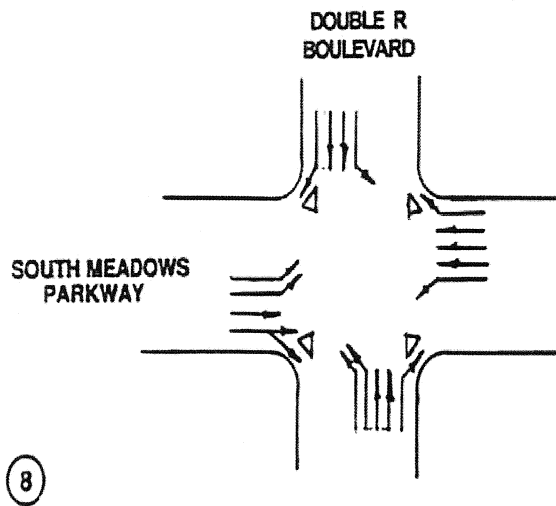


Figure 11
**MAJOR INTERSECTION LANE AND TURN MOVEMENT
 DIAGRAMS. (REFER TO CONDITIONS OF APPROVAL ITEMS 8
 THROUGH 14 FOR TEXT)**



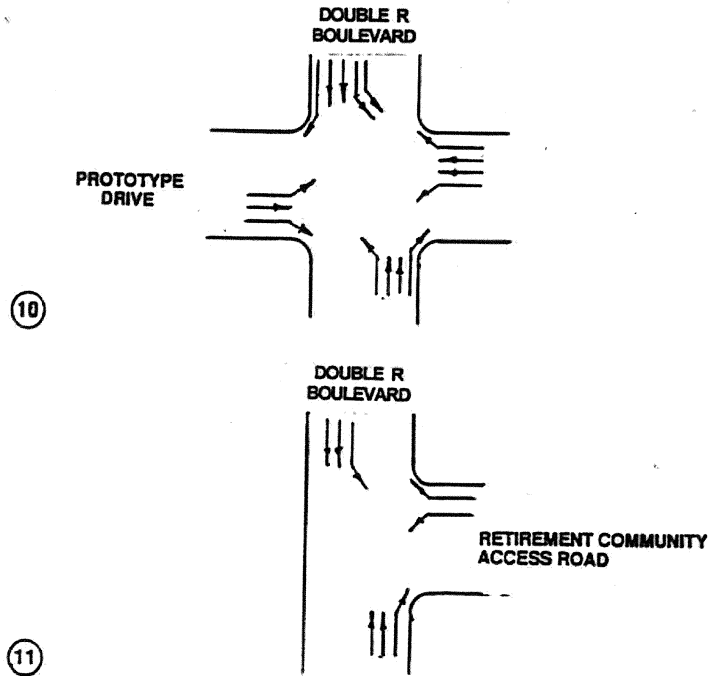
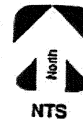
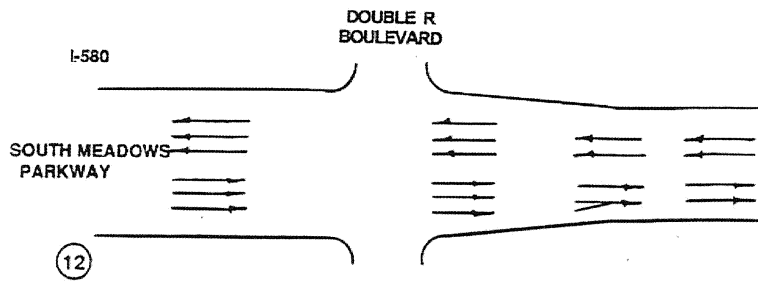


Figure 12
**MAJOR INTERSECTION LANE AND TURN MOVEMENT
 DIAGRAMS. (REFER TO CONDITIONS OF APPROVAL ITEMS 8
 THROUGH 14 FOR TEXT)**





- 13 SEE FIGURES 5 AND 6
- 14 SEE NEW SKETCHES 9 AND 10

Figure 13
**MAJOR INTERSECTION LANE AND TURN MOVEMENT
 DIAGRAMS.** (REFER TO CONDITIONS OF APPROVAL ITEMS 8
 THROUGH 14 FOR TEXT)



Parking Lots

Parking for all land uses will provide an efficient layout for both vehicles and pedestrians. (Refer to Figure 14.) The amount of on-site parking will be as required by Section 18.06.340 of the City of Reno Zoning Ordinance. (Refer to Appendix B.) Specific standards include the following:

- When parking layout exceeds a depth of two rows, align aisles to direct users to building entry locations.
- Reduce parking lot size to relate to building scale. Provide several lots separated with landscaped islands rather than one large lot.
- Share vehicular driveways between lots to minimize access points to arterial or collector streets. Spacing between driveways will conform to City of Reno standards.
- Hardscape may be substituted for wheel stops. When wheel stops are not provided, a minimum of 18-inches of hardscape shall be installed between the landscaping and the end of the space and may be included as part of the overall length of the parking space. Landscaped islands are to be a minimum of 5-feet wide at aisle ends.
- All dimensions will meet those required by city standards.
- To provide orientation in the parking lot, one tree will be planted at the aisle ends and another at the center planters.
- For retail developments, the trees along the arterial will be clustered to ensure the visibility of signs, retail display windows, an store entries.
- At the end of the row, parking stalls shall provide adequate paving or hardscape to the side of vehicles to avoid maintenance problems with landscaping. The use of alternative parking space striping (e.g., double lines) may be utilized within parking lots.
- Parking lot design will provide for sight distance as required by City of Reno standards both internally and at connections to public streets.

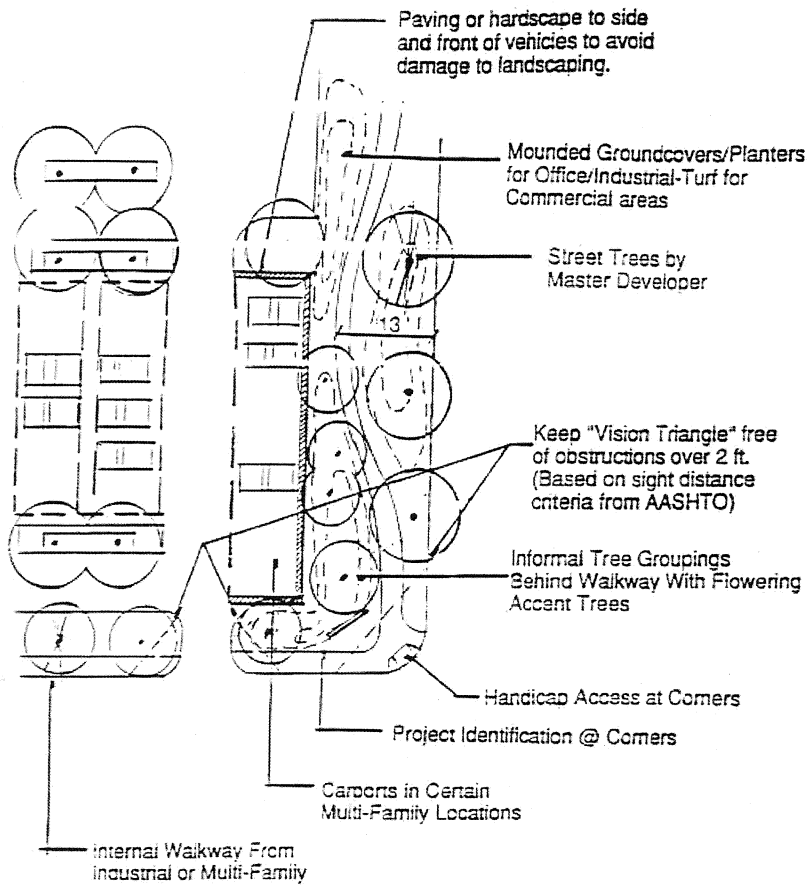


Figure 14
Parking Lot Standards

Sidewalks and Internal Pathways

Sidewalks at Streets- Sidewalk locations are shown in Figures 5 through 10.

- **Double R Boulevard** will include an 8-foot wide meandering walk. (Refer to Figure 5 and 6.) There will be direct connections to the internal pathway system of the commercial and industrial parcels.
- **South Meadows Parkway** will include an 8-foot wide meandering walk/bike path. (Refer to Figure 7 and 8.) There will be direct connection to the internal pathway system of the commercial and industrial parcels.
- Parcels along **Collector streets** that are connected to the internal pathway system will also have a 5-foot wide meandering walk on one side of the street. If parcels along the collector street are not connected to the internal pathway system, an 8-foot wide meandering walk-bike path will be constructed within the 13-foot landscaped easement.
- **Local Streets** will either have a 5-foot wide sidewalk on one side or each parcel will connect to the internal pathway system.

Internal Pathways The location of internal pathways will be determined when the wetlands delineation is complete.

- Combination pedestrian and bike paths will be 8-feet wide. Paths will be required to be located to allow all users access from adjacent parcels. Internal paths connect to sidewalks at the street to create a usable pattern for walkers exercising at lunch or bicyclists from adjacent multi- or single-family developments.
- Fitness stations, located along the internal path system, will be similar to those being used at Virginia Lake and other parks in the City of Reno.
- Figure 15 illustrates a multi-purpose path around the perimeter of the wetlands and a deck that may be built to allow pathway users to see out over ponds and adjacent to the wetlands. The deck railing could contain photos and information on birds. No improvements will be permitted within delineated wetlands.

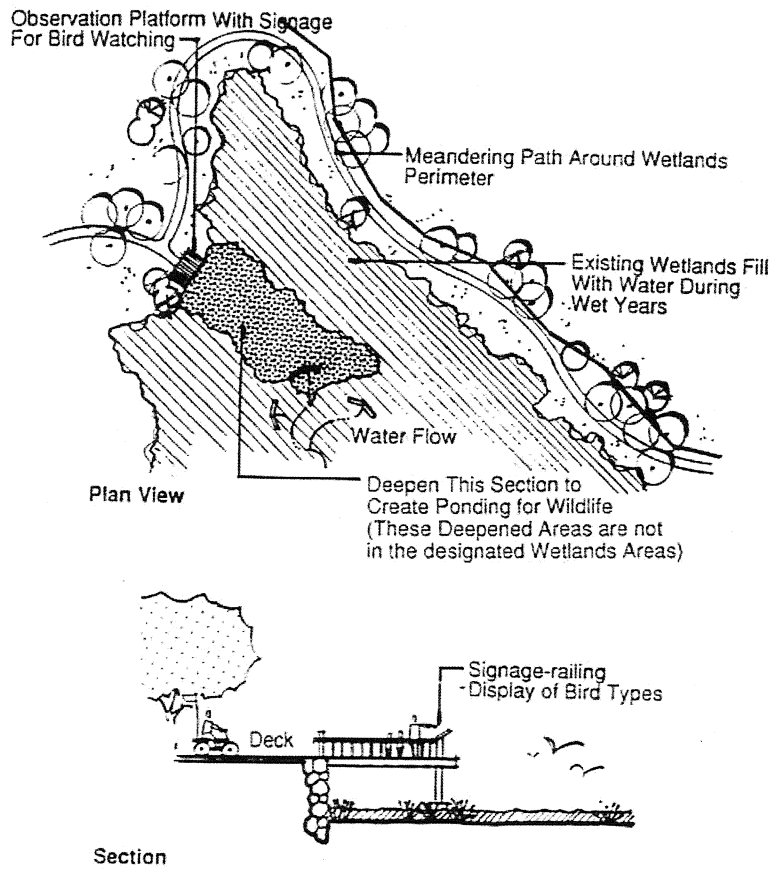


Figure 15
Pathways and Ponding Adjacent to Wetlands

ARCHITECTURAL STANDARDS

The purpose of the architectural guidelines is to provide general parameters that will ensure a consistent level of design quality and visual cohesion through South Meadows, Phase III. The guidelines are not intended to discourage creative design or individuality. Rather, they are intended to permit and encourage creativity and imagination in architectural quality. It should be noted that these guidelines consider not only the project site, but also the geographical location and climate of the Truckee Meadows and the city's desire to create a strong positive community identity and image.

Architectural Styles

The following styles typify the architectural design to be incorporated into South Meadows.

Contemporary Mediterranean- This style will be prevalent in the commercial areas and may also be used for offices. This is an amalgamation of styles from several countries of the Mediterranean. It is characterized by roofs of shallow pitch and simple building forms of white, off-white, cream, or pastel stucco. With accent colors on windows, doors, shutters, awnings, and wainscots. Windows are typically simple recessed rectangular openings with various forms of ornamentation such as iron grilles, tile or plaster surrounds, and shutters. Doors are also usually recessed but with more ornamentation and detailing than the windows. Detail treatments include tiles, color accents, pediments, moldings, and small roofs. Balconies, verandas, and porches are common.

A specific architectural character has been identified for Planning Unit O and for the 19.5-acre multi-family site in Planning Unit J. In Planning Unit O, the architectural style will provide a transition between the commercial areas to the west, which are predominately Mediterranean in character, and the residential developments to the east. The proposed architectural style recalls the proportions and detailing of the craftsman style of architecture. Characteristics include roofs of medium pitch with broad overhangs and well-detailed building forms. The materials may include combinations of cement plaster, wood, faux slate or concrete roofing tile, stone and concrete. In Planning Unit J, the multi-family project will have a contemporary style with stucco, rock veneer accents, and tile roofs.

Contemporary – The architectural style is a product of current modern design philosophies. Frequently utilized for larger commercial and office structures where the mass of the building predominates over artistic detailing. Building identities are created by their distinctive function and variations in the basic building materials. In South Meadows, this style will be predominate in the industrial areas. Glass will be a commonly used material and will be incorporated in a manner similar to that shown in the photographs in Figures 16 and 17.

Building Image

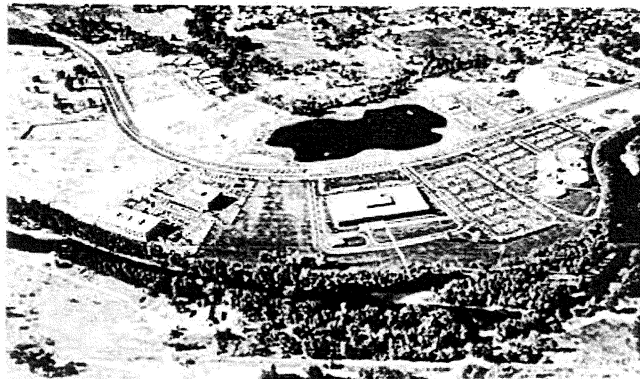
- While architectural styles may vary between Planning Units, each Planning Unit will utilize a uniform architectural style that compliments adjacent Planning Units. (A map of the Planning Units is presented in Figure 32.) All new buildings on the combined 33.86± acre Renown Hospital parcel (6.87± acres of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II) shall be architecturally consistent with existing buildings and the architectural character as shown on Figure 17a on page 42.
- Architectural detailing should be clean and simple and in harmony with the surroundings.

Building Massing

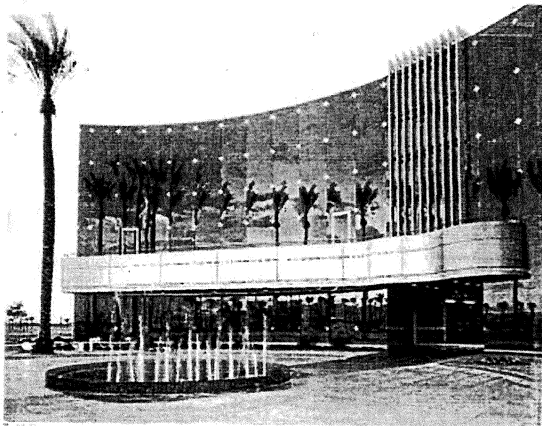
- Massing can vary from building to building but must reinforce the concept of visual cohesion, the creation of pedestrian spaces, and a strong contemporary character.
- Utilize building forms to create pedestrian areas that are protected from the wind but oriented to the sun.
- Utilize steps and/or recessed exterior balconies to articulate building form.
- Articulate the building base with material changes, fenestration changes, provision of an arcade, or expression of building entrance.



Common Area Between
Office Use and
Wetlands



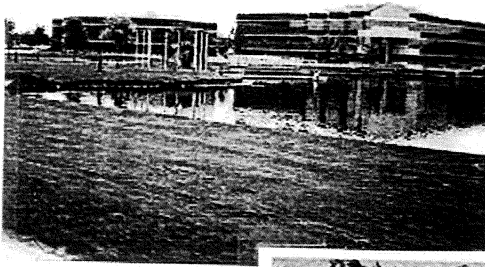
Office/Industrial
Site Plan, With
Major Arterial



Contemporary Office
Exterior

Photographic Examples

Figure 16- Photographic Example



Contemporary Offices &
Their Relationship to
Wetlands

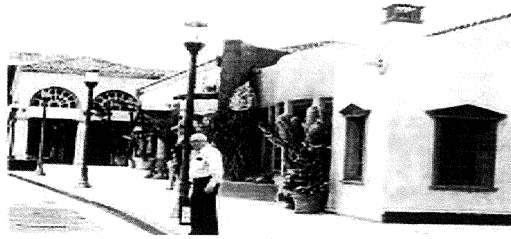
Contemporary
Mediterranean
Architectural Style



Office/Industrial
Site Plan

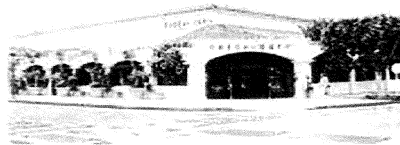
Photographic Examples

Figure 17 –Photographic Example



Mediterranean
Architectural Style

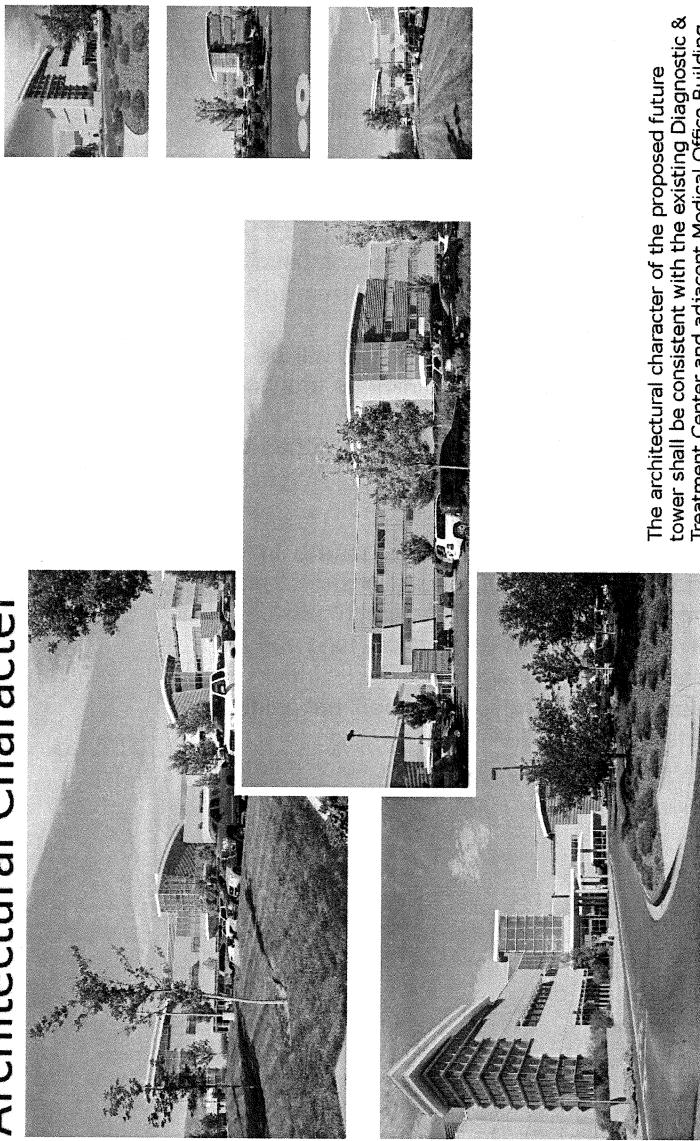
Photographic Examples



Mediterranean
Architectural Style

Photographic Examples

Architectural Character



The architectural character of the proposed future tower shall be consistent with the existing Diagnostic & Treatment Center and adjacent Medical Office Building.

HMC
Architects
November 11, 2009

Renown
HEALTH
Renown Health
South Meadows Campus
Planning Submittal

Figure 17a- Renown Hospital Architectural Character

Façade Treatment

- **Exterior Materials:**
 - Preferred building materials include, but are not necessarily limited to, glass, glass block, stone, tile, brick, concrete block, pre-cast concrete, metal panels, and composition panels. Glass will be a commonly used material through the project. Various hues, including blues, greens, and silvers will be used. Stucco will be used on buildings with Mediterranean architecture and on the multi-family buildings.
 - The use of exterior wood siding and wood shingles is prohibited.
- **Surface Articulation:**
 - Use variation of surface textures in harmonious combinations.
 - Use variations of wall and window surface planes achieved through use of reveals, recesses, projections or attachments.
 - Where a rear or side façade is exposed to public view, it will be given architectural treatment compatible with the overall buildings architectural design.
 - Articulate spandrel panels with the use of multiple colors, tones of the same color or changes in texture.
- **Color:**
 - Exterior all materials should be predominately earth tones. In areas where Mediterranean architecture is predominant, colors consistent with this architectural style should be used (e.g., white, off-white, cream pastel).
 - There should be some diversity and contrast of color value, tone and hue.
 - Bright colors are to be used sparingly for design accent.
 - All flashing, sheet metal, vent stacks, and pipes shall be painted to match the adjacent building surface and roofs.
 - Each Planning Unit shall have a consistent and uniform color palette for signage.

Ground Floor Treatment

- Visually integrate building materials and design features with materials and design features of both landscapes and free-standing signs.
- Accent main building entries with use of entry courtyards or other features so as to be easily recognizable from approaching automobiles and to provide “ceremonial” entry for pedestrians.
- Provide plaza areas adjacent to buildings from pedestrian activity. These spaces should be protected from the wind and oriented to the sun.
- Articulate the building base with attention to detailing, materials, colors, finishes, lighting, and arcades.
- Large, blank walls at the building base shall be avoided.

Rooftop Screening

- Roof-mounted mechanical equipment shall be screened with materials architecturally integrated with the building design.
- Communication equipment such as satellite dishes and radio antennas may remain unscreened if necessary for proper function; however, it should be visually integrated with the building design.
- All HVAC ducting and other piping must be concealed from view.

Rainwater Drainage

- Gutters and downspouts shall be concealed, unless designed as continuous architectural feature painted to match adjacent roof and wall materials.

LANDSCAPE DESIGN ELEMENTS

The purpose of this section is to establish comprehensive design guidelines by defining requirements for project entries, landscaping, walls, fences, lighting, and signs. Installation specifications, maintenance guidelines, and the definitions of areas of responsibility are also outlined so that each Parcel Developer will understand and conform to the overall design concept.

Installation and Maintenance

The installation and maintenance of all design elements including walls, landscaping, signs, etc. is initially the responsibility of either the Master Developer or the individual Parcel Developer. The Master Developer is responsible for the installation and maintenance of the landscape design elements in the public rights-of-way, landscaped easements, and common open space. As Streets are constructed, associated landscaping will be installed. Initially, the Master Developer will retain responsibility for the maintenance of these areas. After this initial period, maintenance responsibility will be relinquished to the Building Owners' Association. The Parcel Developer is responsible for the installation of landscape design elements in private common areas and parking areas.

Approximately 290 acres of common open space adjoin the PUD. (The exact size and configuration will be based on the final wetland delineation.) It is anticipated that additional common open space (non-wetlands) will be identified as development occurs. As required by NRS 278A.120, all common open space will be set aside for the use and benefit of the owners of South Meadows. The City may accept the dedication of common open space or any interest therein for public use and maintenance. The Building Owners' Association may own and maintain the common open space and may not be dissolved. No common open space may be disposed of by either the Master Developer or the Building Owners' Association without first offering to dedicate the common open space to the City of Reno (N RS 278A.130).

Project entries

The intent of the project entry landscaping and signs is to announce arrival at both the project and individual parcels, establish a level of project quality and unity, and provide a distinct identity. Entry locations are shown in Figure 18. Conceptual plans for the entries are presented to further clarify the intent of the design guidelines. As the project is developed, additional major and minor entries may be identified.

Minor Project Entries– The Master Developer is responsible for the installation of the minor project entries.

- As shown in Figure 19, landscaping will consist of signs and plant material in a semi-circle at corner locations. Plantings will be either in formal rows or

clusters, with evergreens for winter form and low perennials for spring and summer color. An accent tree row around the perimeter will provide a backdrop for the entry.

Major Project Entries – The Master Developer is responsible for the installation of the major project entries.

- Major entries will be distinguished from minor entries by size of landscaping, size and shape of signs, and plant material type. (Refer to Figure 20.) Major entries could have displays of annual flowers planted each spring and bulb displays planted in the fall. A more formal look may be created by planting in rows and massing.

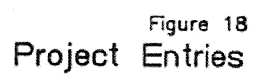
Fences and walls

Fences and walls will be used for screening, sound attenuation, and as a division between common open space, private parcels, and different land uses.

Low Fences between wetlands and private parcels will consist of a 36-inch high split rail fence with two horizontal rails. (Refer to Figure 21.) The intent is to define common area and private land without walls.

Solid, view-screening walls, berms or landscaping will provide a barrier between different land uses and will be used in locations where noise attenuation is necessary. Walls will also screen service areas and trash enclosures. (Refer to Figures 22.) Integral color blocks consistent with the building material will be utilized with a split-face texture. An accent band of an oversized block will be added for horizontal pattern. In areas where Mediterranean Architecture is predominant, decorative walls and fences, consistent with this architectural style, may be used.

On the 19.5 acre multi-family site located in Planning Unit J, a solid wall or garages will be constructed on the side or rear property line. When a garage is constructed on the property line, it will serve as a substitute for the wall and will be architecturally integrated into the wall on either side. Open view, security fencing will be incorporated into the landscaping along Double R Boulevard and Double Diamond Parkway. The entries to the project will be gated.



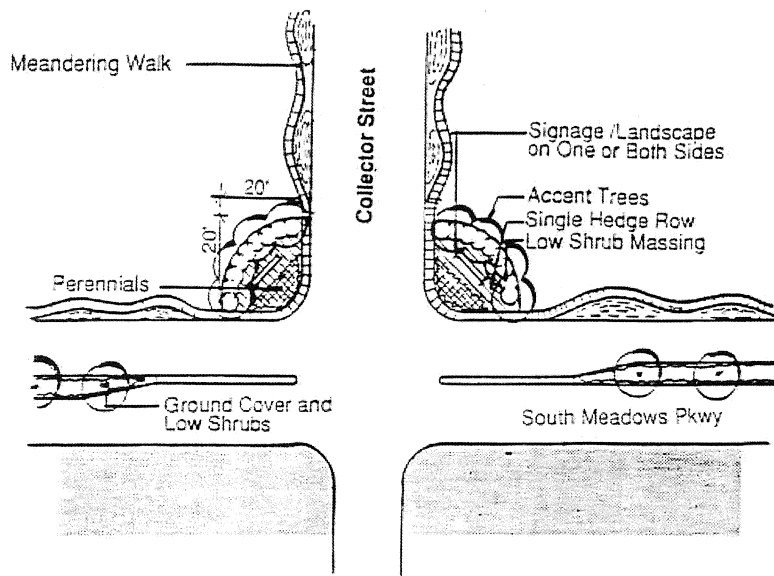
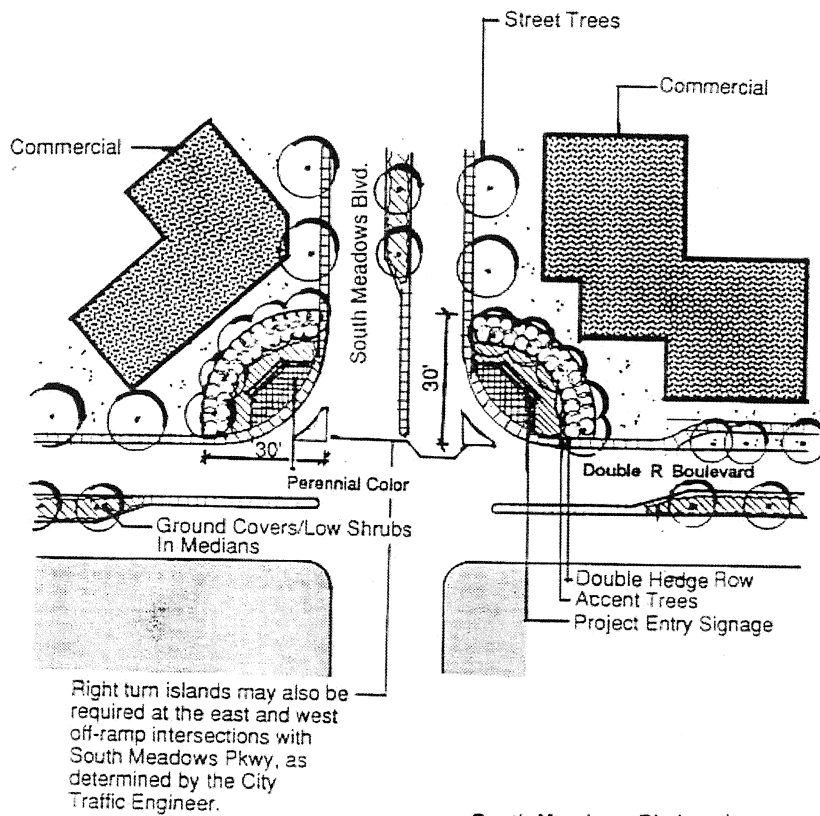


Figure 19
Typical Minor Project Entry



South Meadows Blvd. and
Double R Boulevard

Figure 20

Typical Major Project Entry

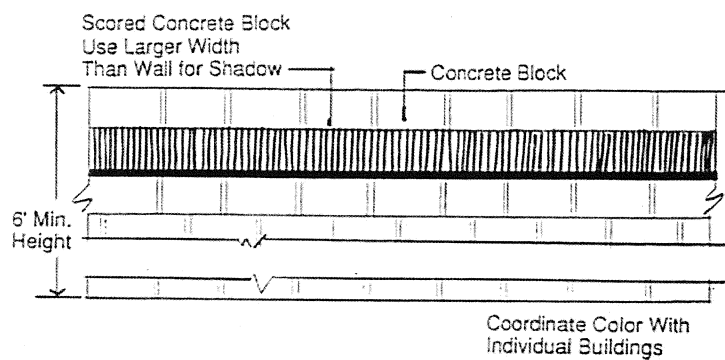
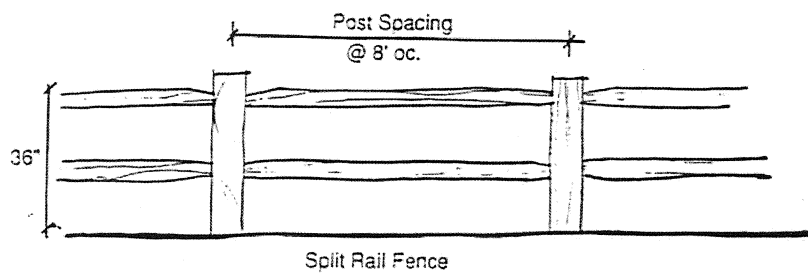


Figure 21
Fences

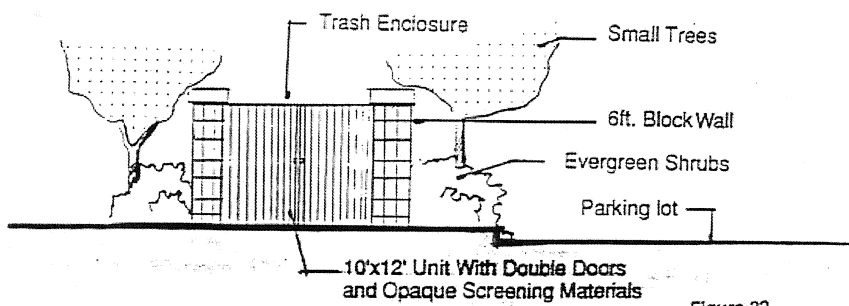
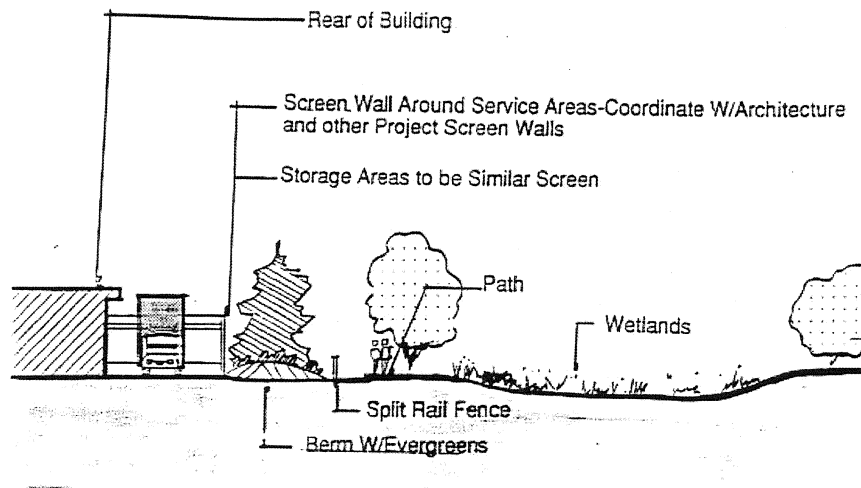


Figure 22

Screening Walls

Lighting

The overall design concept is to create a cohesive hierarchy of lighting with clear delineation of use areas. The intent is to provide night safety without glare or spill over of light onto adjacent uses. The guidelines describe lighting in common areas and private property. Lighting within the public right-of-way will comply with City standards. Any special lighting hardware will be maintained by the developer.

Parking lots will be lit to provide for safe use after dark. Entries to buildings will be a lower level light to help identify pedestrian walkways. Light standards will be located to avoid shading by trees, canopies, and buildings. The primary light source is the double-headed "shoe box" style light on a 16-30 foot pole. (Refer to Figure 23.) In areas where Mediterranean Architecture is predominant, decorative lighting, consistent with this architectural style, may be used.

Pedestrian zones around building entries and interior walkways will utilize 20-foot tall poles constructed of metal with matching color. Fixtures will be located at intervals that provide continuity for pedestrian illumination. Lighting on walls (recessed or wall-mounted) and indirect up-lighting for trees or sculpture will be encouraged.

Buildings will use indirect light from interior illumination spillover or overhead down lights. The intent is to prevent lighting from casting glare onto adjacent lots, streets, and residential units. Lighting should accent building design and provide functional lighting for safety. Service area lighting will be minimal and designed to stay within screen walls.

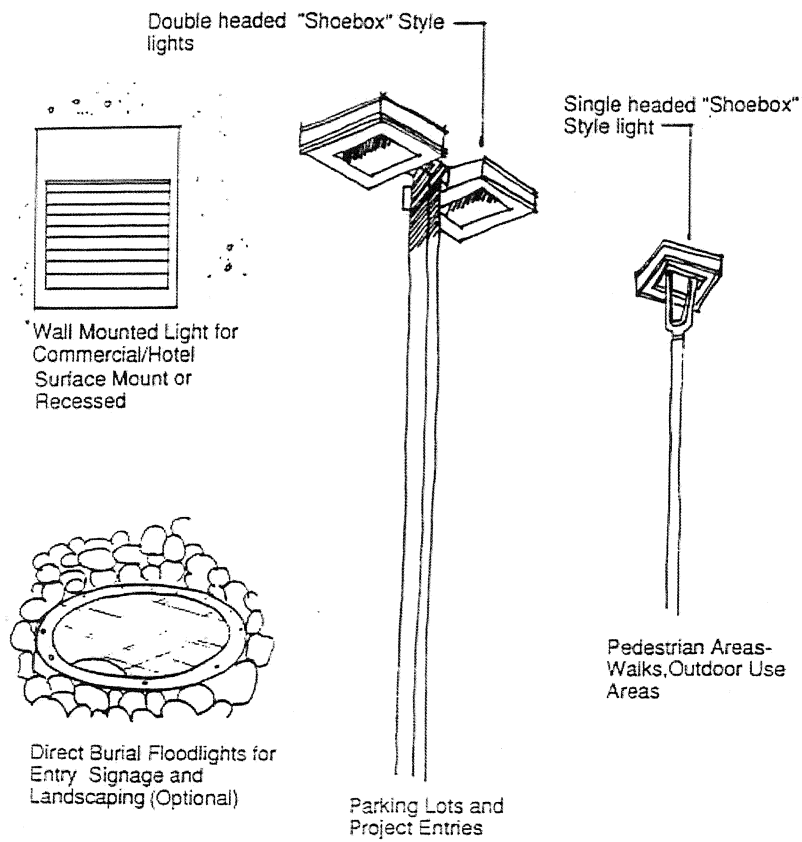


Figure 23
Lighting

Landscaping

All areas to be landscaped shall be planted with trees, shrubs, groundcover, etc. selected from the plant material list to be developed by the master Developer. This list will stress the use of evergreen plants for a pleasing look in all seasons. Parcel Developers should assess existing landscaping adjacent to their property, and whenever possible, reinforce and complement that established character.

Landscape plans are to be prepared by a licensed landscape architect. Parcel Developers shall submit landscape plans to the Master Developer for approval. After approval by the Master Developer, the landscape plans shall be submitted to the proper agencies for approval prior to installation.

The minimum portion of the parcel to be permanently landscaped is identified below:

- In all Planning Units except for J as discussed below, a minimum of 15 percent of the gross site area. On the multi-family site in Planning Unit J, a minimum of 20 percent of the gross site area. (the Planning Units are shown in Figure 32.)
- Parking lot and street frontage landscaping is required and cannot be reduced with wetland and median credits. This landscaping may be counted towards the total area percentages.

Landscaping in Medians – Median landscaping and decorative paving installed in public streets may count toward the landscape requirement for parcels abutting Double R Boulevard and South Meadows Parkway, at the discretion of the Master Developer. The Master Developer will receive landscape credit, at a ratio of 1:1, for any landscaping installed in medians. This credit may be used on-site, as determined by the Master Developer and in accordance with other landscaping provisions. The Master Developer shall maintain a list of all landscape credits (i.e., amount, location), which shall be updated and submitted to the Community Development Department with each building permit application.

Landscaping on Multi-Family Site – Landscaping between the dwelling units and the detached garages/wall on the south and east property lines shall be as follows:

Minimum tree size:

- Large deciduous trees (70% of total) 2½" caliper
- Small deciduous trees (30% of total) 1½" caliper
- Evergreen trees (100% of total) 10-foot minimum

Tree mix:

- Deciduous: 50% of the total number of trees.
- Evergreen: 50% of the total number of trees.

Revegetation Around Wetlands – Several edge conditions will be present around wetlands – berming, ponding, and revegetating disturbed areas. A berm is shown around one wetland area as a part of the flood control channel. The height of the berm will be determined by hydraulic analysis. The side slopes will be 3:1 or less and covered with seeding and straw matting for stability. The seeding will be a combination of grasses.

In several areas, ponding will occur adjacent to wetlands. Ponds may be mechanically deepened to allow for the natural accumulation of water. Regraded areas between wetlands and parking/service areas/buildings will include a minimum 5-foot wide landscape strip with berming. (Refer to Figure 24.) Landscaping may include a combination of ground covers, shrubs, and trees. Water-loving trees, such as cottonwoods, alders, and willows, may be planted. Evergreen trees will be used to screen adjacent private use. A 3-foot high, 2-rail wood fence will indicate the edge of the wetlands.

The Master Developer will receive landscape credit, at a ratio of 1:1, for landscaping installed in and adjacent to designated wetlands. The credit may be used on-site, as determined by the Master Developer and in accordance with other landscaping provisions. The Master Developer shall maintain a list of all landscape credits (i.e., amount, location), which shall be updated and submitted to the Community Development Department with each building permit application.

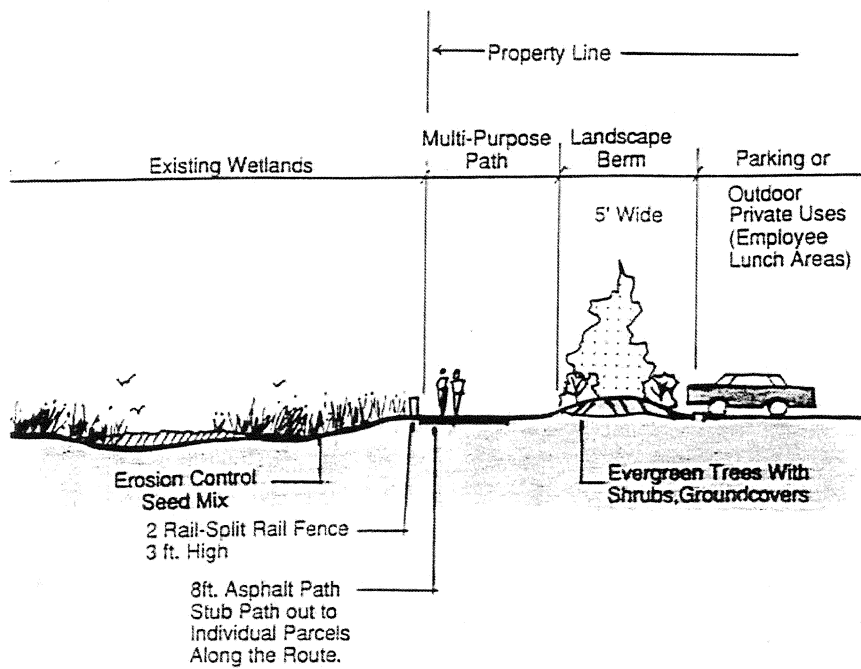


Figure 24

Section Through Wetlands-Commercial/Office

Revegetation Along Thomas Creek – Thomas Creek, the north branch of Whites Creek, and Browns Creek will be restored as meandering streams that traverse through the development. The creek systems are being proposed as stream corridors approximately 175 feet wide with upland buffers managed for avian habitat; most specifically, migrating songbird habitat with a transition from a tree-grassland (upland) habitat to a riparian stream corridor. (Refer to Figure 25.)

Revegetation of Slopes – Any 3:1 slopes will be seeded with grasses and native vegetation. (Refer to Figure 26.) Seeding will occur in late fall or early spring. To prevent erosion, the slope will be covered with a biodegradable straw matting, which typically lasts about three years. A permanent irrigation system will be installed for any trees planted along the slope.

Irrigation – Irrigation is to be totally automatic, with controller, electric valves, and quick couplers for supplemental watering. All plants will be grouped into zones according to water requirements, with one valve per zone to minimize over-watering. Trees, shrubs, and groundcovers will be irrigated with a drip irrigation system and/or micro-spray heads. Lawn areas will be irrigated with a low gallonage spray system. Reclaimed water will be used wherever feasible. When reclaimed water is used, the amount of turf area may be increased to 75 percent. When reclaimed water is not used, the amount of turf area is 50 percent.

All main lines and laterals will be equipped with manual drain valves to drain the system in late fall. Automatic drain valves will not be permitted since the automatic valves waste water throughout the irrigation season.

Irrigation plans are to be prepared by a licensed landscape architect. Parcel Developers must submit irrigation plans to the Master Developer for review and approval. After approval by the Master Developer, the irrigation plans must be submitted to and approved by the City of Reno.

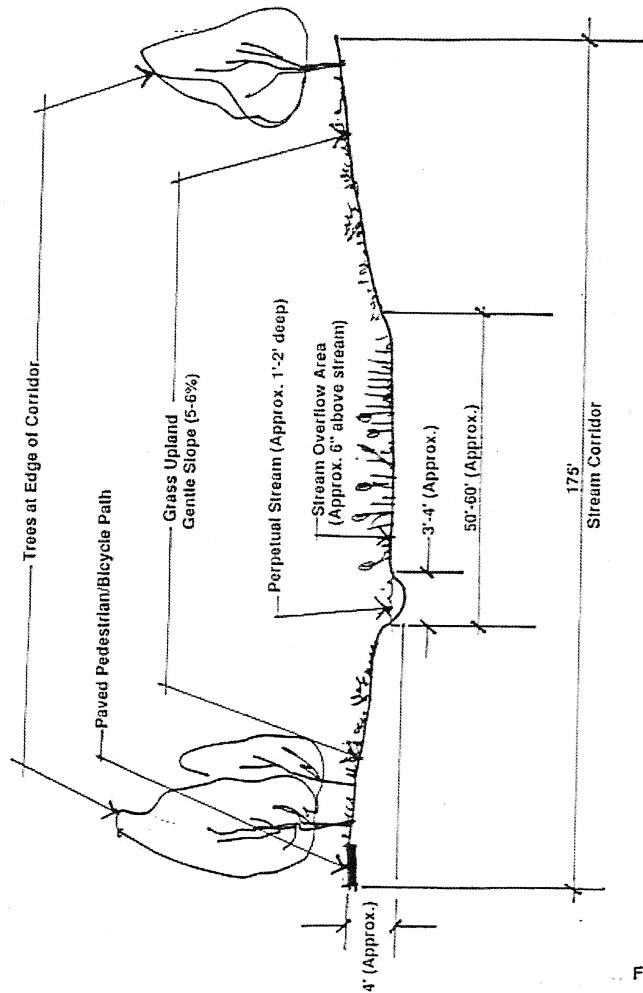


Figure 25

Typical Stream Corridor Section

Horizontal Scale: 1"=20'
Vertical Scale Exaggerated for Clarity

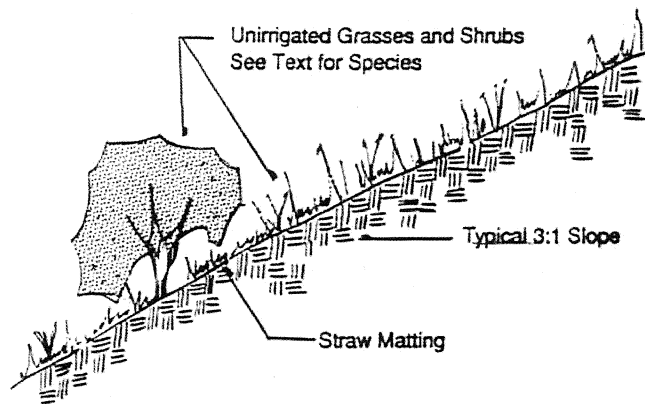


Figure 26
Stabilization of 3:1 Slopes

Maintenance – From the completion of installation, landscaping shall be maintained in a sightly and well-kept condition. Each Parcel Developer shall provide continuous maintenance for all planted and hardscape areas within their parcel, keeping it free and clear of weeds, debris, and rubbish. All Parcel Developers will be required to maintain plant materials in a thriving condition of growth by practicing proper agricultural techniques of pruning, pest control, and fertilization. When landscaping is not properly maintained, the Master Developer or building Owners' Association may, after 30 days notice, enter private property for maintenance purposes and bill the property owner.

Landscaping and irrigation installed by the Master Developer shall be maintained in a healthy and operational condition and will eventually be transferred to the Building Owners' Association, which will then assume maintenance responsibility. All plant material failure shall be replaced with the same materials that will match the size and height of adjacent material.

Damaged or malfunctioning irrigation must be repaired or replaced to match the original condition of the system, and irrigation overspray and excessive runoff will be kept to a minimum.

Signs

(For parcels located within overlay areas S1 and S2 refer to standards beginning on page 69)

The intent of the sign program is to establish a recognizable hierarchy of entries and intersections. The signs will enhance the design elements of South Meadows and confirm the perceived order of the streetscape. Five types of signs are proposed for the project: major and minor project entries, parcel identification, directional, building identification, and temporary signs.

Any illuminated sign or lighting device shall employ only lights emitting a constant intensity. No sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lights. In no event shall an illuminated sign or lighting device be placed or directed to permit the beams and illumination to be directed or beamed upon a street, sidewalk, or adjacent premises, thereby, causing glare or reflection that may constitute a hazard or nuisance.

Major and Minor Project Entry Signs – The Master Developer is responsible for the installation of major and minor project entry signs. The location of major and minor project is shown in Figure 18. Entry signs are subject to the issuance of a permit, as outlined in the City of Reno Sign Code. Entry signs may be located in the landscape easement, but shall not be located within 5 feet of the back face of curb or within the vision triangle, as defined in RMC 18.06.050 (c)(3)b.

- These signs will be used to identify and establish the boundaries and formal entries of the project. They will be constructed of black materials. Lettering will be metallic. The project logo may consist of colored mirror panels or glass block.
- Major project entry signs will have a maximum free-standing height of 6 feet on a 1.5-foot pedestal. The maximum width of the sign will be 12 feet. Minor project entry signs will have a maximum height of 6 feet, which includes the 1.5 foot pedestal. The maximum width of the sign will be 10 feet. Both types of signs may be internally illuminated or have a ground-mounted light source concealed by planting. (Refer to Figure 27.)

Parcel Identification Signs (Free-Standing) – The individual Parcel Developer is responsible for the installation of parcel identification signs. All parcel identification signs must be approved by the Master Developer prior to installation. In addition, parcel identification signs are subject to the issuance of a permit, as outlined in the City of Reno Sign Code. Parcel identification signs may be located in the landscape easement, but shall not be located within 5 feet of the back face of curb or within the vision triangle as defined in RMC 18.06.050 (c)(3)b.

- These signs will be constructed of black materials. Lettering will be metallic to match accent details in the architecture. Colored mirror panels or glass block will be similar to the glass widow treatment on the building façade. In areas where Mediterranean Architecture is predominate, signs consistent with this architectural style may be used (Refer to Figure 28.)
- For office and industrial tenants, the maximum free-standing sign height will be 6 feet, which includes a 1.5-foot pedestal. The maximum width of the sign will be 8 feet. (Refer to Figure 28.) Signs may be internally illuminated or have a ground-mounted light source concealed by planting. Interior illuminated corporate logos will be allowed on parcel identification signs.
- For retail center identification, the maximum sign height will be 25 feet with a maximum width of 12 feet. Signs may be internally illuminated or have a ground-mounted light source concealed by planting. One sign shall be allowed per street frontage, not to exceed two. (Refer to Figure 29.)

Directional Signs – The individual Parcel Developer is responsible for the installation of exterior directional signs. All directional signs must be approved by the Master Developer prior to installation. Directional signs may be placed in the landscape easement, but shall not be located within 5 feet of the back face of curb or within the vision triangle as defined in RMC 18.06.050 (c)(3)b.

- Directional signs will be similar to the project entry and parcel identification signs.

Sign material will be black with metallic letters and the South Meadows logo. Maximum free-standing sign height will be 6 feet. Signs may be internally illuminated or have a ground-mounted light source concealed by planting. In areas where Mediterranean Architecture is predominate, signs consistent with this architectural style may be used. (Refer to Figure 28.)

Building-Mounted Identification Signs – the individual tenant is responsible for the installation of building-mounted identification signs. All building-mounted identification signs must be approved by the Master Developer and obtain a building permit as outlined in City Code prior to installation.

- The location of the building identification sign shall be integrated into the architectural design of the building. (Refer to photographic examples in Figure 30.) Placement should relate to reveal lines and other architectural elements. Color shall be compatible with the building palette. Corporate logos may be used. Internal illumination is permitted.
- The area of a sign is defined as the entire area which the signage information is applied. The supporting elements of the sign are not included in this area unless the supports are an integral background for the display. Area pertains only to that face of the sign which conveys information. Business frontage is defined as the length of building frontage occupied by an individual building occupant. An occupant may have more than one business frontage if it occupies building frontage facing on two or more streets or public areas (e.g., public parking lots, public access drives).
- Building identification signs shall be permitted for each business or nonresidential use and shall not exceed one square foot of sign area for each linear foot of business frontage, or portion thereof, except that the total aggregate sign area for such signs shall not exceed 100 square feet nor be less than 25 square feet for each such use. Sign area for anchor tenants shall not exceed 200 square feet regardless of business frontage.
- **Signs for automobile service stations are permitted subject to the following limitations:**
 - a. The total area of all signs shall not exceed an aggregate of 150 square feet, which may include any combination of the following:
 - b. One ground sign, not to exceed 6 feet in height and 35 square feet in area, may be located along each street frontage abutting the site.
 - c. Two free-standing, permanently-affixed, price signs not to exceed 25 square feet in area each, provided that on corner sites such signs may

be located no closer than 100 feet from the point of intersection of the abutting streets.

- d. The maximum size of any sign shall not exceed 100 square feet in sign area.
- e. Any additional signs shall be placed on or affixed to a structure.
- f. Advertising devices and advertising displays are prohibited on any service station building site.

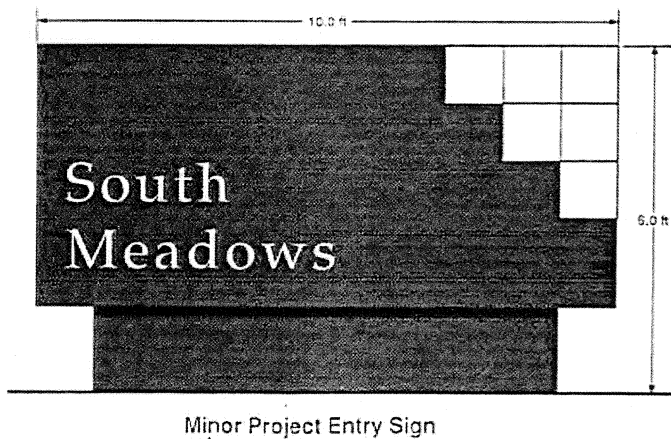
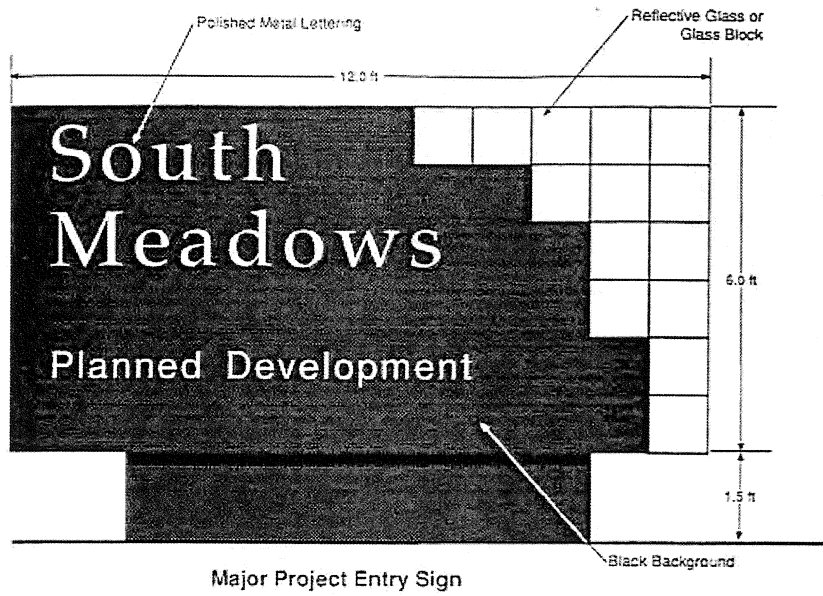
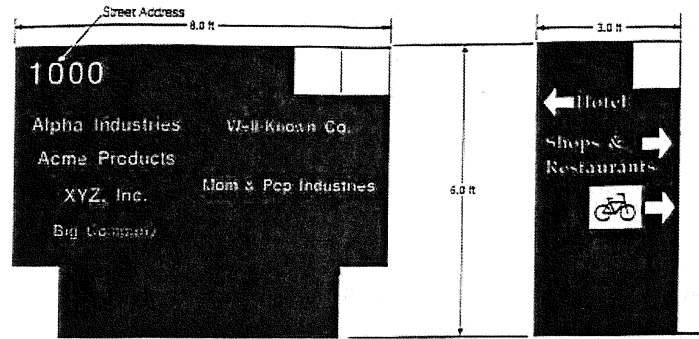
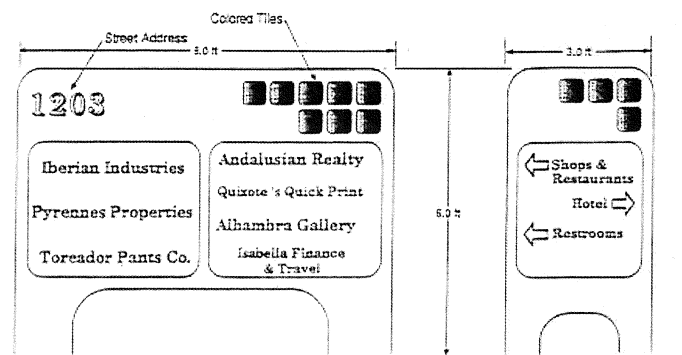


Figure 27
Project Signage



Parcel Identification Sign
Office/Industrial Area
Multi-Tenant Format
Contemporary Theme

Directional Sign
Contemporary Theme



Parcel Identification Sign
Commercial/Office Area
Multi-Tenant Format
Mediterranean Theme

Directional Sign
Mediterranean Theme

Figure 28
Project Signage

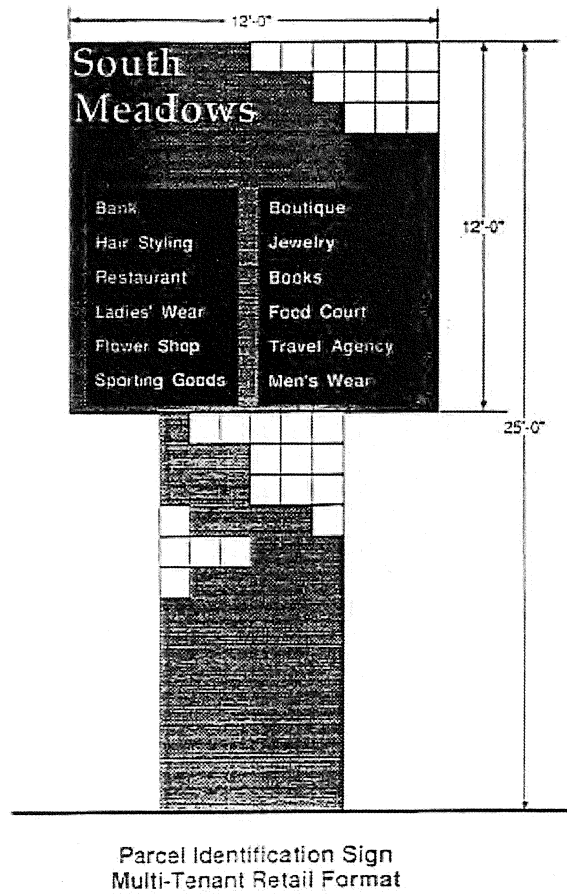


Figure 29
Project Signage



Building-Mounted
Identification Signs



Photographic
Examples

Figure 30 – Photographic Example

Temporary Signs – Temporary signs may be installed on individual parcels to identify future use and for marketing purposes. Such signs will be approved by the Master Developer and are subject to issuance of a sign permit from the City of Reno prior to installation.

- Temporary signs advertising the sale, lease, or rental of the property upon which the sign is located shall not exceed a vertical height of 8 feet, a horizontal length of 10 feet, or a total sign area of 32 square feet.
- Temporary signs identifying the architect, engineer, or contractor that are placed on the premises where construction, repair, or renovation is in progress shall not exceed a vertical height of 8 feet, a horizontal length of 8 feet, or a total sign area of 24 square feet.
- Signs customarily incidental to places of worship, libraries, museums, clubs or societies, and other similar institutions shall not exceed a total sign area of 24 square feet or a vertical height of 8 feet.
- Temporary off-premise signs advertising the sale, lease, or rental of property within the South Meadows PUD shall not exceed a vertical height of 8 feet, a horizontal length of 10 feet, or a total sign area of 32 square feet.
- Temporary signs advising of future construction on the site upon which the sign is located shall not exceed a vertical height of 8 feet, a horizontal length of 8 feet, or a total sign area of 24 feet.
- Temporary on-site and off-site in connection with temporary sales offices established for the sale of lots shall be accompanied by elevations drawn to scale indicating the type, size, sign copy, colors, method and intensity of illumination, height, sign area, and location of all signs proposed.

(Sign standards for overlay S1)

Freestanding Signs – Parcels located within sign overlay area S1 as described in Appendix E on page E-18 and as shown on Figure 32 shall meet the requirements outlined below. See page 71 for Freestanding sign overlay standards for parcels in overlay area S2 (Note: The S2 overlay includes the Renown Hospital 6.87± acres in Planning Unit S, Phase III).

- **Definitions:**

1. **Sign area:** The area in which all communications, including but not limited to, all logos, symbols, words, letters, and other markings are displayed.
 2. **Sign area calculations:** The allowable sign area shall apply to the maximum geometric area of all sign faces visible from any one point at eye level. Where a sign consists of individual letters, numbers or symbols, painted on or attached directly to a building, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the display shall be the average height of the display times the average width or the sum of the surface area of individual letters, whichever is smaller. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included.
 3. **Project:** A project shall be defined as a combination of one or more parcels containing similar uses (e.g. commercial shopping center, office complex, hospital/medical complex or similar uses) and they share similar architectural style. A parcel shall not be defined as one building. Final determination of parcel shall be made by the City Zoning Administrator.
- A maximum of three (3) freestanding signs shall be allowed to be located in the 10 foot landscape area adjacent to the freeway right-of-way and visible from the travel lanes of U.S. 395. No special use permits are required for the three (3) freestanding signs if they comply with this section.
 1. The maximum sign area, as defined in this section, shall be limited to 80 square feet for all permitted uses.

2. The bottom of the sign shall not extend more than ten (10) feet above the elevation of the guard rail or travel lanes of the freeway, whichever is higher, located directly perpendicular to the sign.
 3. Architectural projections shall not exceed more than 50% of the sign area.
 4. Off-premises advertising displays (e.g. billboards) are not allowed.
- A maximum of one (1) freestanding sign shall be permitted in the Community Commercial area located at the southern portion of the planning unit adjacent to Double R Boulevard (i.e., 1200± feet of the south portion of Planning Unit S).
 1. The maximum sign area, as defined in this section, shall be limited to 144 square feet.
 2. The maximum sign height is limited to 25 foot.
 - All other freestanding signs located within the planning unit shall meet the following requirements:
 1. The freestanding signs shall not be oriented to be visible from the travel lines of U.S. 395.
 2. One freestanding sign shall be allowed per building frontage not to exceed two per project, as defined in this section.
 3. The maximum sign area, as defined in this section, shall be limited to 60 square feet.
 4. The maximum sign height shall be limited to 8 feet.
 5. The consolidated commercial project utilizing the freestanding 25- foot tall, 144 sq. ft. sign may have a maximum of one (1) additional eight (8) foot tall 60 square foot freestanding sign for a total of two freestanding signs for the consolidated commercial project, as defined in this section.
 6. One architectural monument feature sign is permitted per project in lieu of one eight (8) foot tall, 60 square foot freestanding sign.
 7. Off-premises advertising displays (e.g. billboards) are not allowed.

- Sign standards/design:
 1. All signs shall be constructed of materials architecturally consistent with the buildings.
 2. Animation shall be not allowed.
 3. All signs shall be made of individual channel letters, minimum thickness of 0.063".

S2 Freestanding Sign Overlay – The size, height, general location and number of freestanding signs on parcels located within Freestanding sign overlay area S2 as described in Appendix E on page E-19 and as shown on Figure 32 shall be in conformance with Figures 32a and 32b.

Wall Mounted Building Signs – Parcels located within sign overlay areas S1 and S2 as described in Appendix E on pages E-18 and E-19 and as shown on Figure 32 shall meet the following standards:

- Definitions:
 1. Sign area: the area in which all communications, including but not limited to, all logos, symbols, words, letters and other markings are displayed.
 2. Sign area calculation: The allowable sign area shall apply to the maximum geometric area of all sign faces visible from any one point at eye level. Where a sign consists of individual letters, numbers or symbols, painted on or attached directly to a building, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the display shall be the average height of the display times the average width or the sum of the surface area of individual letters, whichever is smaller. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included.
 3. Project: A project shall be defined as a combination of one or more parcels containing similar uses (e.g. commercial shopping center, office complex, hospital/medical complex or similar uses) and they share similar architectural style. A parcel shall not be defined as one building. Final determination of parcel shall be made by the City Zoning Administrator.

- Wall sign area for building-mounted signs shall be limited to a maximum of one square foot per lineal foot for each elevation that faces a public street or main parking lot as limited below. Total wall-mounted building sign area shall not be combined on one elevation. Logos, symbols, and similar markings are included as part of the sign area allowance and shall not exceed the maximum letter height. No special use permits are required for wall mounted signs provided they comply with this section.

1. Major Tenants (i.e., 50,000 square feet and larger)

- a. Front elevation sign letters shall not exceed 60 inches in height.
- b. Side elevation sign letters shall not exceed 42 inches in height.
- c. Rear elevation sign letters shall not exceed 30 inches in height. One rear elevation sign shall be permitted for each major tenant.

2. In-line tenants (less than 50,000 square feet).

- a. One wall mounted sign is permitted on the front elevation with a maximum letter height of 30 inches.

3. Pad buildings are allowed the following:

- a. One illuminated wall sign per tenant is allowed per building, street or parking lot frontage with a maximum letter height of 30 inches.
- b. One wall sign with a maximum of one square foot per lineal foot of building façade.

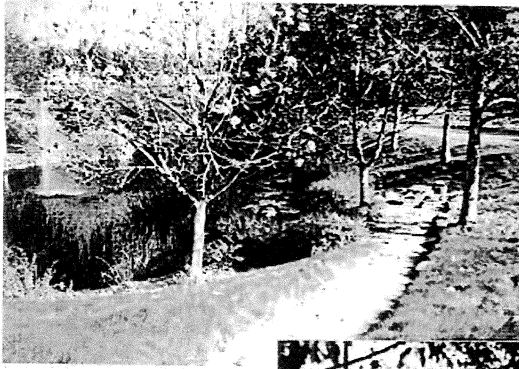
Architectural Monument Features Parcels located within sign overlay areas S1 and S2 as described in Appendix E on pages E-18 and E-19 and as shown on Figure 32 shall meet the following sign standards. Architectural features such as fountains, entry walls, or other similar features shall meet the following sign standards:

- Signs attached to architectural features shall have the sign area calculated as the lettering square footage.
- Total sign area shall be limited to 100 square feet per sign with tops of individual letters no higher than eight (8) feet above the base grade of the sign.
- Architectural features shall be limited to an average height of 10 feet and a total area of 1,000 square feet.
- One architectural feature shall be permitted per project in lieu of one eight foot tall, 60 square foot freestanding sign.
- The planning administrator shall decide if a proposed feature meets the architectural intent of this section.

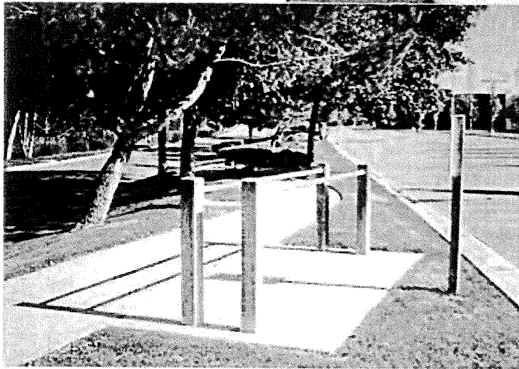
Site Amenities

Site amenities installed by the Master Developer will be located within the common open space areas. (Refer to photographic examples in Figure 31.)

- Benches may be provided along the pathway system and will be set back to prevent obstruction to bicyclists.
- Exercise stations may be located along the pathways to offer tenants and adjacent residents expanded recreational opportunities in common areas. Each station will offer a different sort of exercise, with instructions provided on signs.
- A deck and/or gazebo overlooking the water features adjacent to the wetlands may be provided to allow users a better view of wildlife and described waterfowl typically found in the Truckee Meadows.
- Art objects (e.g., fountains, sculptures) may be located in publicly visible places.
- An identification feature, like a clock tower, may be constructed.
- Picnic tables and/or gazebos may be located near wetlands and in other common areas for lunchtime use. Trash receptacles will be provided at each table.
- Bus shelters will be integrated with other site elements (e.g., walls, lighting, signs, architecture).
- Utilities shall be clustered and screened from view wherever possible.



Site Amenities



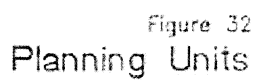
Photographic
Examples

Figure 31 – Photographic Example

PERMITTED AND PROHIBITED USES

Phase III of South Meadows has been divided into ten Planning Units. (Refer to Figure 32) On the following pages, a list of permitted and prohibited uses for each Planning Unit is presented. The Planning Units in Phase III begin with "J" in order to avoid confusion with Phases I and II, which encompass Planning Units "A" through "I". In many Planning Units, uses permitted by the Zoning Ordinance are prohibited by these Design Guidelines. When a use is not specifically listed as prohibited, it is permitted as long as it is also allowed by the relevant section of Chapter 18.06. (Refer to Appendix B.)

Within Planning Unit J, K, L, M, N, O, Q, R and S of the PUD total development shall not be permitted that exceeds 38,845 daily vehicles trips without further review of traffic impacts. With each building permit application, a cumulative listing of development type, location, square footage, number of employees, and estimated vehicle trip generation shall be submitted to the Community Development Department. Should the applicant seek to develop uses in excess of 38,845 daily vehicle trips, additional street improvements over and above those proposed by the applicant may be necessary. The applicant shall provide additional traffic analysis (which shall include suggested additional improvements to the street network if necessary to mitigate potential traffic problems) to the City Engineer for review and approval before any additional construction can be commenced. Any agreed upon improvements shall be installed in conjunction with the traffic generating uses or their construction financially secured to the City's satisfaction in the event of extenuating circumstances beyond the control of the applicant.



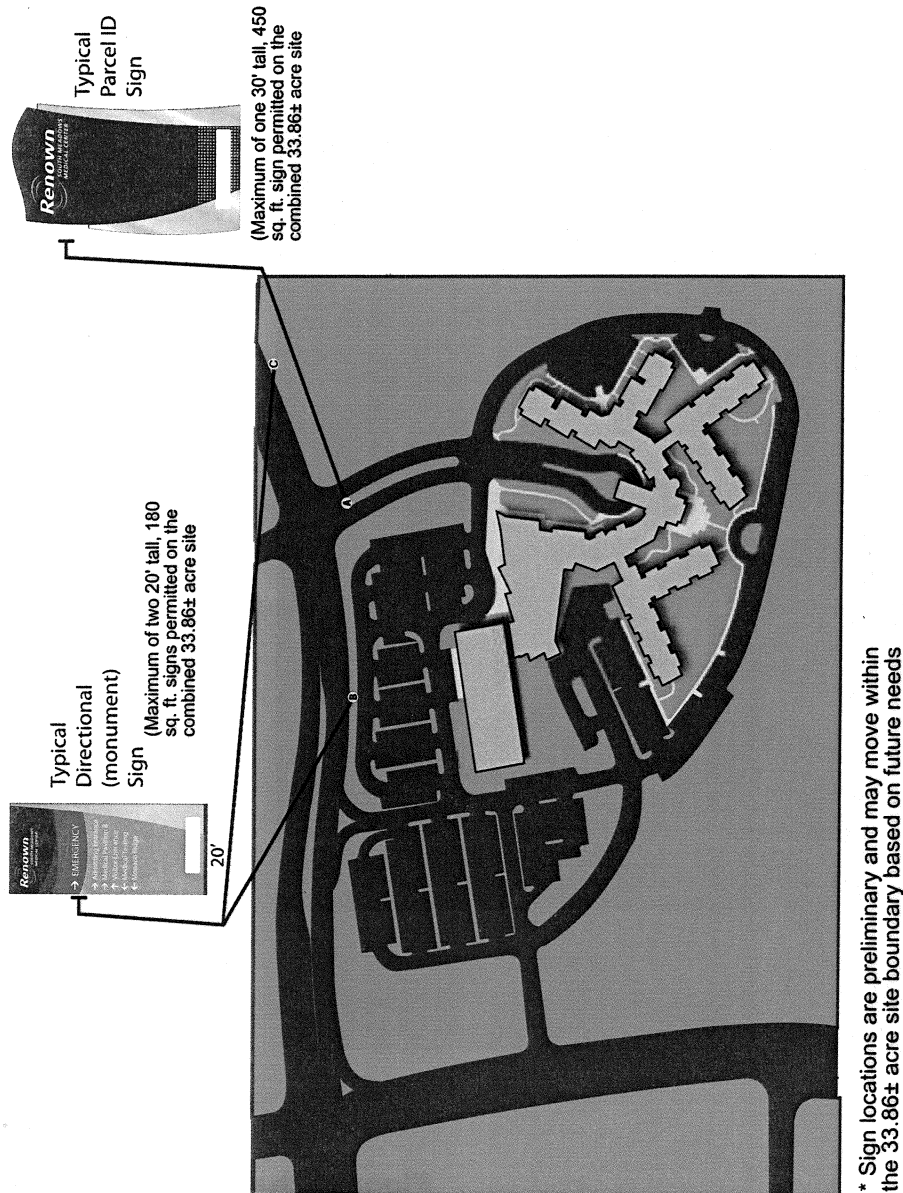


Figure 32a
Renown Hospital Freestanding Signs



Typical Freestanding
(wayfinding/directional)
Sign

*Freestanding signs may vary in size, but will not exceed 16 feet in height nor 104 square feet in size.

Sign locations are preliminary and may move within the 33.86± acre site boundary based on future needs. While not shown on this exhibit, freestanding signs will be located on other portions of Planning Unit G, Phases I and II and on the 6.87± acre portion of the site in Planning Unit S, Phase III.

There is no limit as to the number of these signs on the combined 33.86± acre site.

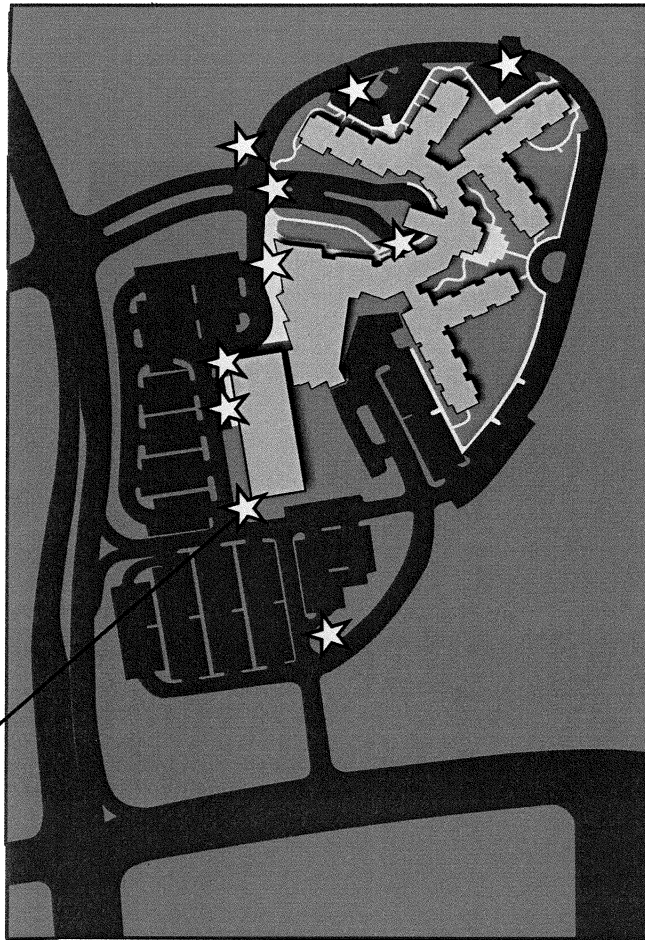


Figure 32b
Renown Hospital Freestanding Signs

Planning Units J & K

Permitted Uses

1. All uses permitted either outright or with a special use permit in the following districts: Industrial (I), updated 9/27/91; Industrial Business (IB), updated 9/13/91; and Industrial Commercial (IC), updated 11/30/90, except for those uses listed below. (Refer to Appendix B.)
2. In addition to the permitted uses listed under Item #1 above, on the 19.5 acres located at the southeast corner of Double Diamond Parkway and Double R Boulevard, MF-21 uses shall also be permitted outright. (Refer to **Figure 32** and Appendix B.)
3. Distribution and warehousing businesses shall be assigned to no more than 50 percent of the acreage in Planning Units J and K. A list of uses and acreage within these Planning Units shall be submitted with each building permit to ensure that no more than 50 percent of the acreage is developed as distribution and warehousing.

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Prohibited Uses

1. Animal and animal byproduct processing.
2. Outdoor manufacturing, processing, assembly and fabrication businesses.
3. Overhead power lines carrying more than 25 kv.
4. Septic tank services.
5. Wrecking yards, salvage yards, or junkyards.
6. Off-premise advertising signs, except as stated in the Temporary Sign section of these Guidelines.
7. Along the Double R Boulevard and adjacent to any residential development, the following uses are prohibited:
 - a. Items 1 through 5 above.
 - b. No Group H Division 1, 2, 3 or 7 Occupancies, as defined by the 1988 Edition of the Uniform Building Code, shall be permitted.
 - c. Cocktail lounges.
 - d. Outdoor auto repair.
 - e. Outdoor maintenance, repair and renovation.
 - f. Activities that produce, transport, or store hazardous waste, as a primary use.
8. On the 19.5-acre multi-family site, the following uses are Prohibited:
 - a. School, Public or Private, Primary
 - b. Country Club, Private
 - c. Private Club, Lodge or Fraternal Organization

- d. Bed and Breakfast Inn
- e. Congregate Care Facility
- f. Fraternity or Sorority House
- g. Hospice
- h. Manufactured Housing
- i. Mobile Home Park
- j. Mobile Home Subdivision
- k. Nursing Home/Assisted Living Facility
- l. Single Family, Attached/Condominium Townhouse
- m. Single family, Detached

Planning Units J1 Medical Overlay

1. Additional permitted uses for medical overlay area of Planning Unit J1:
 - a. medical facility; day use only (see pages E-24, 25, 26 for legal description of properties).

Planning Unit K-1

See Appendices J and J-1 for design standards and permitted/prohibited uses relating to Planning Unit K-1.

Planning Units L, M, N, O, Q, and R

Permitted Uses

1. All uses permitted either outright or with a special use permit in the following districts: Neighborhood Commercial (NC), updated 9/29/89; Arterial Commercial (AC), updated 9/29/89; and Community Commercial (CC), updated 5/1/92, except for those uses listed below. (Refer to Appendix B.)
2. Motels with 300 or fewer rooms and interior access.
3. Business hotels with 300 or fewer rooms and a maximum height of 75 feet.
4. Additional Permitted use for Planning Unit R (APN: 160-793-02):
 - a. Self-storage developments with the following development standards:
 - Materials:
 1. All building materials, colors, design and finishes must be consistent throughout the facility including accessory buildings as approved by the South Meadows Architectural Review

Committee. (Refer to the Conceptual Perspective and the Site Plan on pages 84 & 85.)

2. Roofs of the retail structures shall be constructed of pitched clay tiles. The storage unit roofs will be metal and complement in color the clay tiles of the retail structures.
3. An eight (8) foot tall decorative block wall shall be constructed along the perimeter of the storage units. The wall shall be treated with anti-graffiti coating.
4. The use of chain link fencing or rolled razor wire is prohibited.

- **Size and Scale:**

The architectural elements of the building shall be no higher than 22 feet above finished grade with the exception of the corner elements. The storage units shall not be higher than 22 feet above finished grade. The storage units shall not exceed the height of the retail component.

- **Façade:**

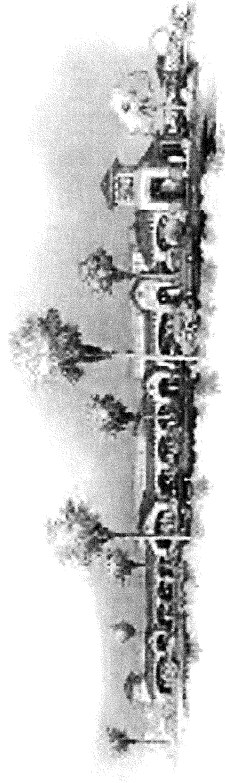
1. The façade shall be decorative and shall have distinctive elements such as clear or tinted windows, rooflines, cornices, doors, trim, and finishing that suggested commercial use rather than storage.
2. Facades that face streets or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, trellises with vines, or comparable articulation and fenestration that prevent long, uninterrupted, monotonous, and flat facades.
3. Primary building entrances shall be clearly identified. They may be recessed or framed by a sheltering element such as an awning, eave(s), arcade, or portico.
4. The second story façade of the storage units shall be architecturally compatible in detail and materials consistent with the retail street façade.
5. Lighting treatment on the storage units shall consist of light fixtures that are attached to the storage structure with downward lighting.

- **Screening:** All storage roll-up doors shall face the inside of the facility.

- **Lot coverage, Setbacks, and Landscape buffers:**

1. Total lot coverage shall not exceed fifty percent.
2. All buildings and structures shall have a minimum setback of ten feet from any property line with a minimum landscape buffer of ten feet along any major freeway or highway.

- No rental trucks or RV's shall be rented or stored at the self storage facility.
- The applicant shall pay for their pro-rata share of the future traffic signal to be installed at Double R Boulevard and Double Diamond Boulevard.
- The building exterior elevations and landscaping treatment shall be constructed and installed in substantial compliance with the materials presented to the City Council.



SCHEMATIC
 DAMONTE RANCH SELF STORAGE & RETAIL CONCEPTUAL PERSPECTIVE
 RENO, NEVADA



Prohibited Uses

1. Amusement parks.
2. Boarding houses.
3. Churches.
4. Funeral parlors.
5. Gaming, as defined in Section 18.06.030 subsection 28 of the City of Reno Zoning Ordinance.
6. Massage parlors, tattoo parlors, body painting and the like.
7. Outdoor storage, excepting plant nurseries.
8. Overhead power lines carrying more than 25 kv.
9. Recreational vehicle parks.
10. Taxidermists.
11. Off-premise advertising signs, except as stated in the Temporary Sign section of these Guidelines.

Additional Restrictions

1. In Planning Units Q and R and the crosshatched areas of Planning Unit N as shown on Figure 32, the following airport noise restrictions shall apply;
 - a. With application for a building permit for childcare facilities, churches, cultural facilities, hospitals, motels, schools, colleges, or residential use, the applicant and/or property owner shall provide a list verified by a qualified acoustical consultant of construction methods that will be utilized to (1) attenuate single event noise levels as needed to ensure adequate speech intelligibility, and (2) achieve an average hourly interior noise level (Leq) of 45 dBA in noise sensitive rooms during any hour when the facility is in use.
 - b. With application for a building permit for any single-family or multifamily use, the applicant and/or property owner shall provide to any prospective occupant a formal noise disclosure relative to aircraft overflights and noise, acceptable to the Airport Authority. This noise disclosure may be obtained from the Airport Authority and would be provided prior to sale or lease of residential property or units.
 - c. For all other non-residential uses, the applicant and/or property owner shall provide a list verified by a qualified acoustical consultant of construction methods to be utilized for noise attenuation to an interior noise level of 50 dBA Ldn within office and customer areas prior to issuance of a building permit.

Planning Unit S

Permitted Uses

- 1 On the northern 10± acres of the Planning Unit S, the following uses are permitted:
 - a. All uses permitted either outright or with a special use permit in the Professional Office (PO), General Office (GO), and Industrial Business (IB) districts, except for those uses listed as Prohibited below. (Refer to Appendix B.)
 - b. Hospitals, public parks and recreation areas, public and religious schools, churches and places of religious worship. These public facility uses shall be regulated by the standards of the General Office (GO) district, as contained in Appendix B, with the exception that minimum parcel size shall be one acre.
 - c. Along the southern boundary of these 10 acres, a buffer from the industrial areas to the south shall be provided. The buffer may consist of a road, a 60± foot wide landscape area, or some other treatment acceptable to the staff.
 - d. All uses in a-c above are permitted in the Renown Hospital 6.87± acre area described in freestanding sign overlay S2 on page E-19 plus associated medical offices, laboratories, and helistops.
- 2 On the remainder of Planning Unit S, the following uses are permitted:
 - a. All uses permitted either outright or with a special use permit in the following districts: Industrial (I), updated 9/27/91; Industrial Business (IB), updated 9/13/91; Industrial Commercial (IC), updated 11/30/90, and Community Commercial (CC), updated 5/01/92, except for those uses listed below. (Refer to Appendix B.)
- 3 On the portion of Planning Unit S, described on page E-18, the following uses are permitted.
 - a. Non-gaming hotels with interior access, 100 or fewer rooms, and a maximum height of 55 feet.
 - b. Bowling alley and skating rinks.

Prohibited Uses

1. Animal and animal byproduct processing.
2. Boarding houses.
3. Collection stations, such facilities shall not include any processing of materials collected.
4. Funeral parlors.
5. Massage parlors, tattoo parlors, body painting, and the like.
6. Outdoor manufacturing, processing, assembly and fabrication businesses.
7. Overhead power lines carrying more than 25 kv.
8. Pawn shops.
9. Septic tank services.
10. Wrecking yards, salvage yards, or junk yards.
11. Off-premise advertising signs, except as stated in the Temporary Sign section of these Guidelines.
12. Along Double R Boulevard and adjacent to any residential development the following uses are prohibited:
 - a. Items 1 through 5 above.
 - b. No Group H Division 1, 2, 3 or 7 Occupancies, as defined by the 1988 Edition of the Uniform Building Code, shall be permitted. (Refer to Appendix C.)
 - c. Cocktail lounges not associated with restaurants.
 - d. Outdoor auto repair.
 - e. Outdoor maintenance, repair and renovation.
 - f. Activities that produce, transport, or store hazardous waste, as a primary use.

Additional Restrictions

1. In Planning Unit S the following airport noise restrictions shall apply:
 - a. With application for a building permit for childcare facilities, churches, cultural facilities, hospitals, motels, schools, colleges, or residential uses, the applicant and/or property owner shall provide a list verified by a qualified acoustical consultant of construction methods that will be utilized to (1) attenuate single event noise levels as needed to ensure adequate speech intelligibility, and (2) achieve an average hourly interior noise level (Leq) of 45 dBA in noise sensitive rooms during any hour when the facility is in use.
 - b. With application for a building permit for any single-family or multi-family use, the applicant and/or property owner shall provide to any prospective occupant a formal noise disclosure relative to aircraft overflights and noise, acceptable to the Airport Authority and would be provided prior to sale or lease of residential property or units.
 - c. For all other non-residential uses, the applicant and/or property owner shall provide a list verified by a qualified acoustical consultant of

construction methods to be utilized for noise attenuation to an interior noise level of 50 dBA Ldn within office and customer areas prior to issuance of a building permit.

ENFORCEMENT/BUILDING PERMIT PROCESS

Design review by the Master Developer will be a required element of all purchase agreements entered into by the Master Developer and each Parcel Developer. The Master Developer will provide each Parcel Developer with a copy of the approved Design Guidelines and supplemental CC&Rs. These documents should be reviewed carefully by each Parcel Developer.

The Master Developer will review all proposed plans for development prepared pursuant to this planned development prior to their submission to the City of Reno.

The purpose of this initial plan review is to insure compliance with the plan as finally approved by the City of Reno. Any project submitted to the City of Reno must be accompanied by a letter from the Master Developer stating that the project is in conformance with the plan. A checklist will be used to enable City staff to quickly determine whether the project is in compliance with the Design Guidelines.

Approval by the Master Developer does not imply that the project is in compliance with all applicable city codes, ordinances, or other regulations. Each Parcel Developer is responsible for submittal and processing of all plans and permits required by the city prior to the commencement of construction. The city staff shall review the plans for conformance with the final plan within 30 days of the date the plans are submitted to the city. If no action is taken within the 30-day period, the plans shall be deemed to be approved. If the city staff determines that the plans are not in substantial compliance with the final plan, the appeal procedure shall be as outlined in NRS 278A.550 for final plan approval.

Where the provisions of the plan do not address a specific subject, the provisions of the Reno Zoning Ordinance (Chapter 18) or other ordinances governing the development of land, which are in effect at the time of recordation of the final plan, shall prevail. The City of Reno will thereafter apply only newer or modified ordinances and regulations that are not in conflict with those in effect on the date of plan recordation. The provisions outlined in NRS 278A.390 must run in favor of and are enforceable by the City of Reno.

Mitigation measures specifically related to the multi-family site Planning Unit J have been developed to address compatibility issues. In response to those issues, the document contained in Appendix I was developed. This document is a negative easement that the multi-family developers will grant to abutting business owners on the south and east boundary of the site to create noise, dust, light and any other adverse impacts negatively affecting the use and enjoyment of the apartment property. This easement will be recorded prior to issuance of a building permit for the first residential unit. It serves to give a legal property right to do what is allowed on adjacent property, even if it adversely affects the abutting property.

Phasing Program

Given the current rate of absorption commercial, and industrial uses, it is anticipated that Phase III could take up to 15 to 20 years to reach full build-out. To effectuate the PUD zoning and to comply with NRS 278A.510, a final plan and final map (i.e., parcel map) for Phase III will be recorded. On portions of the property covered by the final map, record of surveys will be recorded to create additional parcels, as needed.

Each phase of development or individual project will be required to be designed to stand alone and not be dependent on any future phase or project to provide necessary access or public services.

Modifications to the Design Guidelines

It is anticipated that these Guidelines will need to be periodically modified and updated. Modifications that are in substantial compliance with the overall character and design of the project may be requested by South Meadows Properties Ltd. or its successor and approved by the Manager of the Community Development Department. The Manager of the Community Development Department will be responsible for determining whether or not a proposed modification is in substantial compliance with the overall project character. Modifications that are not in substantial compliance with the overall character and design of the project must be approved by the Planning Commission and the City Council.

Some examples may help to clarify the intent of the term substantial compliance. Modifications that would be considered to be in substantial compliance with the overall character of the project include changes to the building setbacks, modifications to the street standards, or changes in signage, fencing, or walls. Modifications that would not be in substantial compliance with the overall character of the project include changes in land use (e.g., changing a site from commercial to employment) or substantial reduction (i.e., 20 percent or greater) in the amount of open space.

ATTACHMENT 1
FIRE PROTECTION

Fire Protection Conditions

1. With the approval of the first residential project on the site, the developer will set aside, at no cost to the City, a one acre fire station site in a location approved by the City. At the developer's expense, the site will be provided with all necessary utilities and infrastructure to property line. This contribution shall exempt the entire South Meadows Office and Industrial PUD from the fees provided below.
2. The developer has created an escrow account at a financial institution approved by the City for the construction of the South Meadows fire station or alternative fire station location in the southeast area capable of providing service to the PUD. All principal and interest it generates will be earmarked exclusively for the design and construction of the fire station and its site-related and capital equipment needs (one pumper truck to City specification). Any draw down of the escrow account, or disbursement of funds will be subject to City approval and once the confession of judgment to the City in accordance therewith.
3. For South Meadows III residential units, with the recordation of a final map for each residential subdivision, or in the case of multi-family projects prior to issuance of buildings permits, the developer shall contribute, One Hundred Seventy-Five Dollars (\$175) per dwelling unit for a total amount not to exceed \$750.00 towards construction of the fire station. Verification that the funds have been deposited shall be provided to the City.
4. An alternative fire station location in the Damonte Ranch PUD has been identified as a potential replacement for the South Meadows PUD planned fire station. With the execution of a confession of judgment between the City and Developer, the South Meadows PUD fire station location, APN 163-200-04, will be transferred to the City and fire fees collected will be used to construct a new Fire Station 12. If construction of the alternative fire station does not commence by December 1, 2015, the City will be responsible for construct of a fire station to serve South Meadows III at the South Meadows Fire Station location, or other location pursuant to City approval of timing and design.

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<#>¶
<#>Station construction will commence not later than the point in time when a certificate of occupancy has been issued for the 2000th residential unit in South Meadows III.¶

Code No. 2752
ROBERT M. SADER
Robert M. Sader, Ltd.
Nevada State Bar No. 910
8600 Technology Drive, Ste. 101
Reno, NV 89521
(775)329-8310

Attorneys for Defendant

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE

CITY OF RENO, a municipal corporation
and a political subdivision of the State of
Nevada,

Plaintiff,

Case No.

vs.

Dept. No.

SOUTH MEADOWS PROPERTIES
LIMITED PARTNERSHIP, a Nevada
limited partnership,

Defendants.

**CONFESSION OF JUDGMENT FROM SOUTH MEADOWS PROPERTIES LIMITED
PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
IN FAVOR OF THE CITY OF RENO**

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

Vincent J. Griffith, being first duly sworn, under oath, deposes and says:

1. South Meadows Properties Limited Partnership, a Nevada limited partnership ("South Meadows") stipulates that the Clerk of the Court enter this Confession of Judgment and attached Judgment in favor of City of Reno, a municipal corporation and a political subdivision of the

1 State of Nevada ("City") into the official records of the Court pursuant to NRS 17.090, NRS
2 17.100 and NRS 17.110. South Meadows represents and agrees to the facts set forth below.

3 2. The South Meadows Planned Unit Development ("PUD") is a project of approximately
4 1,800 acres of residential and commercial development located in the City of Reno. The master
5 developer and original applicant for the PUD is South Meadows. The PUD was duly established
6 through the public process of approvals by the City Council of the City of Reno ("City Council")
7 required under NRS Chapter 278A and the design guidelines for the PUD, which were initially
8 approved in 1992. Several revisions to the PUD and its design guidelines have been approved
9 over the years through the process of noticed public meetings.

10 3. In Phase III of the PUD ("South Meadows III") revisions included establishment of design
11 guidelines effective on February 4, 2000, in furtherance of certain conditions for Fire Protection
12 ("PUD Fire Conditions"), which are stated in Attachment I of the Conditions Of Approval,
13 Appendix A, and read as follows.

- 14 1. With the approval of the first residential project on the site, the developer will set aside, at
15 no cost to the City, a one acre fire station site in a location approved by the City ("Fire
16 Station Site"). At the developer's expense, the site will be provided with all necessary
17 utilities and infrastructure to property line. This contribution shall exempt the entire South
18 Meadows Office and Industrial PUD from the fees provided below.
- 19 2. The developer will create an escrow account at a financial institution approved by the City
20 for the construction of the South Meadows fire station. All principal and interest it
21 generates will be earmarked exclusively for the design and construction of the fire station
22 and its site-related and capital equipment needs (one pumper truck to City specification).
23 Any draw down of the escrow account, or disbursement of funds will be subject to City
24 approval.
- 25 3. For South Meadows III residential units, with the recordation of a final map for each
26 residential subdivision, or in case of multi-family projects prior to issuance of buildings
27 permits, the developer shall contribute, One Hundred Seventy-Five Dollars (\$175) per
28

- 1 dwelling unit for a total amount not to exceed \$750,000 towards construction of the fire
2 station. Verification that funds have been deposited shall be provided to the City.
- 3 4. The developer of South Meadows III will construct the fire station pursuant to City
4 approval of timing, design, and pay for capital equipment needs and thereafter dedicate
5 same to the City. The fire station will be similar to size and design to the Mira Loma
6 station.
- 7 5. Station construction will commence not later than the point in time when a certificate of
8 occupancy has been issued for the 2000th residential unit in South Meadows III.
- 9 4. South Meadows established an interest bearing money market account (“Account”) at a
10 financial institution approved by the City and has caused residential developers to contribute the
11 required contributions established for each residential unit into the Account. The Account is held
12 at First Independent Bank, Account No. 15004591, in the name of South Meadows, for the benefit
13 of South Meadows Fire Station. Withdrawals from the Account require the approval of the City,
14 and no withdrawals have been made.
- 15 5. The City and South Meadows entered into a Fire Station Construction and Contribution
16 Agreement (“Agreement”), which was approved by the City Council on June 13, 1995, and is
17 attached as Exhibit “A.”
- 18 6. The Agreement contractually sets forth, among other things, the terms and conditions
19 relating to the location, design, construction and the contributions to fund the Account to pay for
20 construction costs of the fire station. All residential units in the PUD have been sold, so build out
21 of residential units in the PUD is complete and no further contributions will be collected. The
22 contributions collected are substantially insufficient to build a fire station acceptable to the City
23 for the reasons set forth below, and South Meadows is no longer building construction projects in
24 Nevada.
- 25 7. The City has examined its fire station locations to determine the best locations to service
26 the citizens with fire protection services. The South Meadows fire station site is no longer a
27 preferred site for fire service delivery. However, it should be retained as an alternate site to
28 assure there is an available site to provide fire service delivery to the PUD. If a preferred site is

1 located and funding is needed relating to the delivery of fire services to the PUD, the South
2 Meadows fire station site could be sold to assist with such funding.

3 8. The one acre site and design of the South Meadows fire station as set forth in the
4 Agreement contemplates service to residents of the PUD and envisions a one-story,
5 approximately 6077 sq. ft. building, similar to Reno Fire Station No. 6 located on Mira Loma
6 Drive, Reno, Nevada. This size and functionality of the one acre lot designated in the Agreement
7 are limiting for a pull through fire station. Access issues exist for ingress and egress to the site
8 and there is no ability to expand the footprint of the building, to add an additional bay and living
9 quarters for service delivery, upon increase in service demands. The multi-storied and larger
10 commercial and industrial buildings located in the southern area support the need for an updated
11 design and expandability of the footprint so that larger apparatus, such as an aerial ladder truck,
12 could be utilized for provision of fire service. The station design is dated and only adequate to
13 serve a smaller, limited geographical area.

14 9. The Account and Fire Station Site (collectively "Security") are security for performance of
15 the Agreement. No other security is available under the Agreement to fund performance. South
16 Meadows has previously offered to perform its obligations under the Agreement, however, it is in
17 the best interests of the citizens of Reno to update the fire station due to the deconsolidation of
18 fire service in the area and the limitations of design and site configuration for the South
19 Meadows' fire station, and for the other reasons set forth above.

20 10. On June 27, 2012, the City Council authorized the Office of the City Attorney to take
21 appropriate action on legal matters pertaining to South Meadows concerning the requirements to
22 construct a fire station in accordance with South Meadows III, and the related Agreement,
23 including, but not limited to, processing and coordinating matters in furtherance of entry of a
24 Confession of Judgment in favor of the City of Reno.¹¹ Subject to the closing of the escrow
25 described below, South Meadows consents to relinquishment of all rights, title, and interest to the
26 City in the Security and agrees to sign all documents reasonably necessary to affect this
27 relinquishment and to establish a related escrow. With specific regards to the Fire Station Site,
28 South Meadows further agrees to execute all documents reasonably required to transfer all of its
rights, title and interest in the Fire Station Site, excluding water rights or any commitment to

1 water service by the community water system purveyor, but including reversion rights and waiver
2 of the requirements of NRS 268.050, to the City free of any encumbrances other than exceptions
3 to title existing at the time of execution hereof, and without restriction as to future use. South
4 Meadows further agrees to pay for any recordation fees, or other costs associated with recordation
5 of the transfer documentation in the official records of Washoe County.

6 12. The escrow will opened at First American Title Company (Escrow Officer,
7 Margie Roma), 5310 Kietzke Lane, Reno, Nevada 89511 (the "Title Company")
8 within ten (10) business days of execution of this Confession of Judgment, and
9 this Confession of Judgment and the attached Judgment shall be deposited therein.
10 The purpose of the escrow is to hold the Security (Fire Station Site and Account
11 transfer documents) and other funds required to be paid hereunder by South
12 Meadows until such time as an amendment to the PUD is approved by the City
13 Council, which amendment shall be processed by City for the purpose of adopting
14 amendments to the PUD reflecting that all Security for performance of the
15 Agreement has been relinquished by South Meadows to City, City will construct
16 the fire station in accordance with the amendments to the PUD, South Meadows
17 has no further obligations to the City under the PUD Fire Conditions or the
18 Agreement, and the other owners of PUD have satisfied their obligation to
19 contribute funding in accordance with the PUD Fire Conditions

20 12. South Meadows shall deposit into the escrow the following:

21 a. a duly executed and acknowledged Grant, Bargain and Sale Deed transferring the
22 Fire Station Site to the City ("Deed");

23 b. a duly executed and acknowledged Real Estate Tax Affidavit and
24 Disclosure, if required;

25 c. executed bank forms and documents to transfer the Account to City;

26 d. Sufficient funds to pay for any escrow fees, recordation fees, or other costs
27 associated with recordation of the transfer documentation in the official records of Washoe
28 County;

1 e. any other documents, escrow instructions, instruments, records, correspondence
2 and agreements reasonably needed to further the terms of this Confession of Judgment and the
3 escrow transaction; and

4 f. The sum of Four Thousand Seven Hundred Eighty-Three Dollars (\$4,783) for
5 costs associated with the City's processing of the aforementioned amendment to the PUD, to be
6 paid by South Meadows to the City.

7 13. The transaction will be closed in escrow by the Title Company once:

8 a. the City Council approves the amendment to the PUD;

9 b. the parties, through their duly authorized representatives, approve the transfer
10 documentation to be duly recorded in the official records of Washoe County.

11 14. At closing the Account, this Confession of Judgment and Judgment, and the funds held in
12 escrow pursuant to Paragraph 12(f) above shall be delivered to City by Title Company, and Title
13 Company shall record the Deed in the office of the Washoe County Recorder.

14 15. Within ten (10) business days after close of escrow, City shall file with the Clerk of the
15 Court this Confession of Judgment, the Judgment, a notice of entry of judgment and a Satisfaction
16 of Judgment, in that order.

17 16. In compliance with NRS 17.100, the funds in the Account and the other funds paid by
18 South Meadows to the City at close of escrow shall be deemed confessed by South Meadows and
19 justly due at that time. To the extent the sums confessed and the conveyance of the Fire Station
20 Site secure South Meadows against contingent liability, South Meadows agrees said sums do not
21 exceed the same.

22 17. The City will segregate the Security from its general fund and restrict it for the purposes
23 set forth in the PUD, as may be amended.

24 18. If the City Council denies the amendment to the PUD on or before March 1, 2013 then
25 South Meadows and the City agree to terminate the escrow and the items deposited into escrow
26 by South Meadows will be returned to it, including this Confession of Judgment, which shall be
27 null and void. At that time, each party reserves any and all rights to seek available legal remedies
28 in regards to enforcement of the PUD, or otherwise.

1 19. Further affiant sayeth not.

3 ***

4 AFFIRMATION

5 Pursuant to NRS 239B.030, the undersigned does hereby affirm that the preceding
6 document does not contain the social security number of any person.

7 Dated this _____ day of May 2012.

9 South Meadows Properties Limited
10 Partnership, a Nevada limited partnership

11 By: Norman Properties, Inc., a California
12 corporation, its General Partner

13 _____
14 Date

By: _____
Vincent J. Griffith, Authorized
Representative

16 _____
17 Date

18 ROBERT M. SADER, Esq.
19 Robert M. Sader, Ltd.
20 Nevada State Bar No. 910
21 8600 Technology Drive, Ste. 101
22 Reno, NV 89521
23 (775)329-8310

Attorney for South Meadows
Properties Limited Partnership,
a Nevada limited partnership,

24 SUBSCRIBED and SWORN to before me
25 this _____ day of _____, 2012 by

26 _____
27 (Name of Person Making Statement)

28 _____
NOTARY PUBLIC

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CONSENT AND APPROVAL:

The undersigned hereby agrees and binds the City of Reno to the provisions of this Confession of Judgment, including all duties and obligations of the City stated herein.

CITY OF RENO:

By: _____
Its: _____